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Derby Road, Swanwick, £250,000

- IMMACULATE SEMI DETACHED HOME
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- GARAGE AND GOOD SIZED GARDENS
- VIEWING ABSOLUTELY ESSENTIAL
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this beautifully presented traditional semi detached which has been modernised by the present vendors by keeping some of the believed to be original features with a contemporary feel. We would recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance porch, entrance hall, lovely lounge with the focal point being the multi-fuel stove. The fitted dining kitchen has a range of wall and base units and has room for a table and chairs and double glazed door opening onto the rear garden. Moving to the first floor there are three bedrooms, the second bedroom having fitted wardrobes. The chic bathroom has a white three piece suite comprising: panel bath with shower and glazed curved screen, wash hand basin and low level WC. The property is set back from the road on a generous plot with a driveway and garden to the front, with a garage and seating area, lawn and borders to the rear with a brick built utility room having power and light. There is further store and an external WC both of which also have lighting.

Accommodation

Entrance Porch

With double glazed door to the front and tiled floor.



Entrance Hall

With door to the porch, tiled floor and stairs rising to the first floor accommodation.



Fitted Dining Kitchen (16' 07" x 12' 10") or (5.05m x 3.91m)

This is a lovely well designed kitchen with a range of cream fronted wall and base units incorporating drawers, contrasting counter tops with matching up-stands, electric cooker point with stainless steel splash back and extractor chimney. There is a sink unit with antique style mixer tap, space for a table and chairs, central heating radiator, lino flooring, stripped wood panel door to the hallway, plumbing for automatic washing machine, appliance space and double glazed window and door to the rear.



Lounge

This is a pleasant room with the focal point being the multi-fuel burning stove ideal for those cold winter evenings. There is a stripped wood panel door, double glazed window to the front elevation, picture rail, TV aerial connection point and central heating radiator.

Landing

With double glazed window to the side elevation, central heating radiator and access to the loft space.



Bedroom 1 (12' 11" x 11' 0") or (3.94m x 3.35m)

With double glazed window to the rear elevation, picture rail stripped door to the landing and central heating radiator.



Bedroom 2 (11' 06" x 8' 03") or (3.51m x 2.51m)

Widening to 11ft. With double glazed window to the front elevation, fitted wardrobes, central heating radiator and stripped door to the landing.



Bedroom 3 (6' 10" x 6' 06") or (2.08m x 1.98m)

With double glazed window to the front elevation, central heating radiator and stripped door to the landing.



Bathroom

With white three piece suite comprising: panel bath with shower over and curved glazed shower screen, wash hand basin, low level WC, complementary tiling to walls with decorative relief, shaver point, central heating radiator and stripped door to the landing.

Garage (15' 06" x 9' 01") or (4.72m x 2.77m)

With double doors to the front, light and power. As with all garages potential purchasers should check suitability prior to purchase.

Utility

With ceramic tiled floor, solid wood worktop, two appliance spaces, plumbing for automatic washing machine and vent for tumble dryer. The utility outbuilding also benefits from power and light.



Outside

To the front of the property there is lawn garden and a driveway which provides off road car parking and access to the single detached garage. To the rear of the property there is an enclosed garden with seating area, lawn with decorative borders, a brick built utility room with power and light and an external WC and further store, both having lighting.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure. Please note that the seller has used his own photography.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

Directions

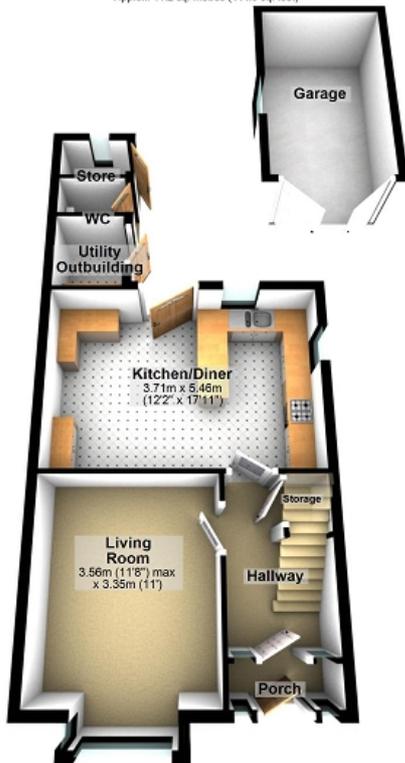
For Satellite Navigation the Post Code is DE55 1AD





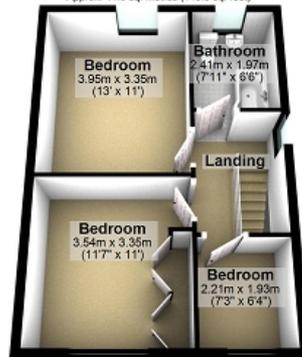
Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 82.2 sq. metres (884.9 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.