GREEN & MAY
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Birches Lane, South Wingfield £179,999

- **TRADITIONAL SEMI DETACHED HOME**
- **GOOD SIZE CORNER PLOT**
- **REQUIRES IMPROVEMENT**
- **TWO BEDROOMS**
- **NO UPWARD CHAIN**
- **ENERGY RATING TO FOLLOW**

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Green and May are delighted to bring to the market this traditional semi detached home which is need of some modernisation. The property is situated on a very generous plot with amazing far reaching views over the undulating Derbyshire Dales. Briefly the accommodation comprises: Entrance hall, lounge, dining kitchen and conservatory. To the first floor there are two bedrooms and a bathroom.
The garden to three sides offers so much potential to make it a truly amazing space for relaxing and entertaining family and friends. We strongly recommend viewing this property which we think will offer an ideal opportunity for someone to put their own stamp on it.
South Wingfield is a picturesque and well regarded village with some amenities and offering good transport links to the surrounding centres.

Accommodation

Entrance Hall

With double glazed door to the front elevation, wall mounted central heating radiator and stairs rising to the first floor accommodation.

Lounge (15' 0" x 11' 11") or (4.57m x 3.63m)

This is a light and bright room with double glazed window, TV aerial connection point, polystyrene tiles and coving to the ceiling. The focal point to the room is the feature fireplace for an electric fire.

Fitted Kitchen (14' 11" x 9' 02") or (4.55m x 2.79m)

With wall and base units which incorporate drawers, work surfaces and tiling. There is a wall mounted central heating boiler, gas cooker point, stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine. There are polystyrene tiles and coving to the ceiling, central heating radiator, multi pane doors to the doors to the lounge and conservatory and two double glazed windows.

Pantry

With window and shelving.

L - Shaped Conservatory (15' 02" x 14' 10") or (4.62m x 4.52m)

With views overlooking the surrounding countryside,the conservatory has double glazed windows and doors, tiled floor polystyrene tiles. There is a ground floor WC off.

Landing

With double glazed window and access to the loft space.

Bedroom 1 (11' 11" x 10' 0") or (3.63m x 3.05m)

With built in furniture to include wardrobes with over head cupboards and dressing table. There is a central heating radiator and two double glazed windows allowing plenty of natural light.

Bedroom 2 (11' 02" x 8' 11") or (3.40m x 2.72m)

With built in cupboard, double glazed window and central heating radiator.

Bathroom

With coloured three piece suite comprising: panel bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator and double glazed window.

Outside

The property is situated on a very generous corner plot with delightful views over the Derbyshire countryside. The garden which is on three sides has tremendous potential to make a truly fantastic space for enjoying the beautiful views whilst relaxing and entertaining.

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.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

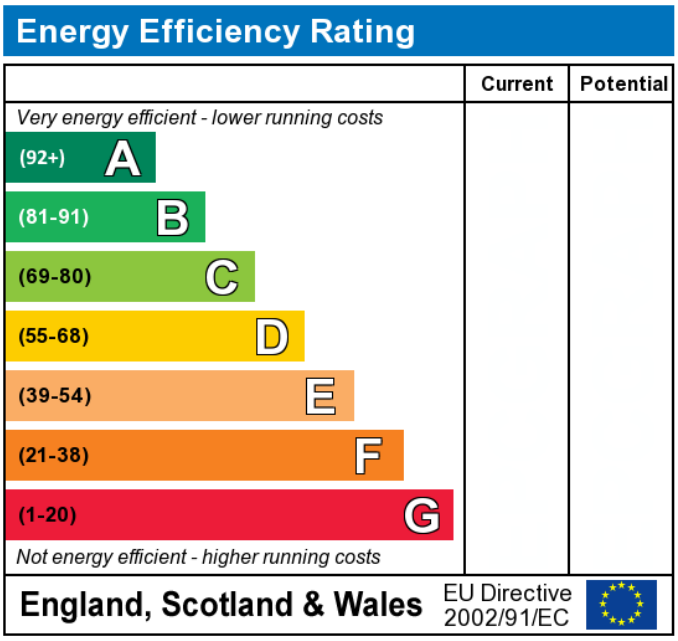
We are informed that the tenure is Freehold

Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 7LY



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.