



£129,995

Lincoln Street, Tibshelf DE55 5QF

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- An End Terraced House
- Lounge And Dining Room
- Kitchen And Rear Porch
- Ground Floor Bathroom
- Three Bedrooms
- Rear Garden And Patio
- Rear Access And Single Garage
- Viewing Essential To Appreciate Potential
- Ideal For First Time Buyers

Property Description

Derbyshire Properties offer this spacious End Terraced House in the popular village of Tibshelf. Lounge and separate Dining Room, Kitchen, Bathroom and Three bedrooms. Off road parking and Garage to the rear. Ideal for First Time Buyers.

Main Particulars

A deceptively spacious End Terraced House located within the popular village of Tibshelf which has a good range of amenities including shops, schools(primary and secondary), Pubs, The Five Pits Trail and easy access to A38 and M1.

Accommodation comprises; Lounge, Dining Room, a Fitted Kitchen, rear Porch and a Bathroom. To the first floor are Three bedrooms. There is a rear garden and patio. Having off road parking to the rear and a single Garage.

The house is ideal for First Time Buyers or a family. Viewing highly recommended to appreciate the space.

Lounge

12'11 x 12'2 (3.95m x 3.72m)

Having a UPVC double glazed entrance door, central heating radiator and a UPVC double glazed window to the front.

Inner Lobby

Having an under stairs cupboard providing storage space.

Dining Room

13'0 x 11'11 (3.99m x 3.65m)

With a dado rail, a central heating radiator and UPVC double glazed window to the rear. Stairs lead off to the first floor

Kitchen

9'1 x 6'9 (2.77m x 2.07m)

Appointed with a range of light beech effect base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/drain unit with mixer tap. There is space for a cooker, space for a refrigerator, tiling to the splash back areas, a UPVC double glazed window to the side and a door providing access to the rear Porch.

Porch

9'6 x 4'11 (2.92m x 1.50m)

With a tiled floor, UPVC double glazed windows with obscure glass, plumbing for an automatic washing machine and a UPVC double glazed door provides access to the garden.

Bathroom

7'3 x 6'8 (2.21m x 2.04m)

Appointed with a three-piece white suite comprising a panelled bath with folding glass, shower door and shower over, a pedestal wash hand basin and a low flush WC with full tiling to the walls. There is a UPVC double glazed window to the rear, a wall mounted bathroom cabinet and a central heating radiator.

First Floor

Landing

Having doors leading off to the bedrooms

Bedroom One

13'0 x 12'1 (3.98m x 3.69m)

With a UPVC double glazed window to the front elevation and a central heating radiator . An over stairs cupboard provides excellent storage space.

Bedroom Two

12'3 x 10'2 (3.74m x 3.12m)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden and countryside beyond

Bedroom Three

8'11 x 6'9 (2.74m x 2.06m)

Having a fitted cupboard providing storage space and a UPVC double glazed window overlooking the garden

Outside

To the rear there is a paved patio with lawned garden beyond. The garden gate leads to a rear access for vehicles and pedestrians. There is a Garage and off road parking.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(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	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERS =

www.derbyshireproperties.com