



£170,000

Heage Road, Ripley DE5 3GG

| 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Spacious End Terraced Home
- 2 Double Bedrooms & 2 Reception Rooms
- Driveway & Garage
- Large Rear Garden
- No Chain
- Close To Ripley Town Centre
- Ideal First Home
- Viewing Advised
- COUNCIL TAX BAND A

Property Description

Offered with No upward chain and in need of degree modernisation is this spacious end of terrace property boasting parking to the front elevation and garage.

Main Particulars

Derbyshire Properties are delighted to present this spacious end terrace property located in a sought-after position and within close proximity to Ripley town centre. The property does require some degree of modernisation and comprises of. :- sitting room, dining room and kitchen (extension to rear). To the first floor a spacious landing provides access to 2 double bedrooms and bathroom. Externally the property offers parking/garage to the front and side elevations and large mature garden with timber fenced boundaries.

Living Room

3.61m x 3.94m (11' 10" x 12' 11") With double glazed sealed unit door leading in from the front elevation, double glazed window, decorative picture rail and wall mounted radiator. The focal point of the room is a wall mounted gas fire with decorative stone surround internal door lead to :-

Dining Room

3.68m x 3.98m (12' 1" x 13' 1") Currently used as a additional living room with double glazed window to the rear elevation, wall mounted radiator, feature fireplace, built-in storage within chimney recess, internal door leading to 1st floor landing and archway kitchen (extension).

Kitchen (Extension)

3.16m x 2.95m (10' 4" x 9' 8") Mainly comprising of range of wall and base mounted matching units incorporating a single stainless steel sink drainer unit with mixertaps and complementary tiled splashback areas. Under counter space and plumbing for both dishwasher and washing machine, space gas cooker, wall mounted radiator, space for fridge/freezer, vinyl floor and double glazed door accessing the rear garden.

First Floor Landing

1.93m x 1.47m (6' 4" x 4' 10") With stairs leading from the dining room, decorative coving and internal doors accessing both bedrooms and bathroom.

Bedroom 1

3.66m x 3.70m (12' 0" x 12' 2") With double glazed window to the rear elevation that overlooks the rear garden and tennis courts beyond, decorative coving to ceiling, fitted wardrobe, storage cupboard and space for bedroom furniture.

Bedroom 2

3.63m x 2.88m (11' 11" x 9' 5") With double glazed window to the front elevation, wall mounted radiator.

Bathroom

2.58m x 2.01m (8' 6" x 6' 7") This recently fitted three-piece modern bathroom comprises of a WC, pedestal hand basin and bath with mains fed shower attachment

over. Fully clad walls, double glazed obscured window, wall mounted radiator and decorative coving.

Outside

To the front elevation is parking for one vehicle and to the side elevation is an attached garage with up and over door light and power. The sizable rear garden is enclosed by timber fence boundaries on all sides and mature shrubbery creates privacy from neighbouring properties. The garden also enjoys a pleasant outlook over tennis courts to the rear.

Disclaimer

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(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	

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