



£222,950

Rosier Crescent, Swanwick DE55 1RS

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Three Bedroomed Semi Detached House
- Popular cul-de-sac location
- Kitchen/Diner
- Garage and Driveway
- Viewing Highly Recommended
- No Upward Chain

Property Description

Offered with no upward chain and located in highly desirable area is this three bedroom semi detached property positioned on sizable plot.

Main Particulars

Derbyshire Properties are delighted to introduce this well presented three bedroom semi detached family home located within a quiet cul-de-sac. The property briefly comprises :- entrance hall, lounge, kitchen diner and garden room. To the first floor a landing leads to 3 bedrooms and a bathroom. Externally the property offers gardens to the front and rear elevations with driveway and garage. We believe the property would ideally suit first time buyers looking to take their first steps onto the property ladder and your families. The property is offered with No Upward Chain. An early internal inspection is essential to avoid disappointment.

Entrance Hallway

Entered via a sealed unit double glazed door with adjoining window to the front elevation, laminate floor covering, wall mounted radiator, decorative dado rail and coving to ceiling. Useful stairs alcove internal doors accessing both the kitchen and lounge.

Living Room

14' 5" x 11' 1" (4.39m x 3.38m)

With double glazed window to the front elevation, wall mounted radiator, decorative data rail and coving, TV point. The focal point of the room is a wall mounted electric fire with wooden surround and tiled backdrop and hearth.

Kitchen

17' 6" x 9' 3" (5.33m x 2.82m)

Comprising of a range of wall and base mounted units with rollup work surfaces incorporating a sink drain unit with mixer taps and tiled splashback areas.

Undercounter space and plumbing for washing machine, space for electric cooker with extractor over, tiled floor covering, under covered lighting. The dining area has laminate floor covering, decorative coving to ceiling and a door opening leads to:-

Garden Room

11' 5" x 6' 6" (3.48m x 1.98m)

With double glazed patio doors to the rear elevation, door with adjoining window to the side elevation, wood affect laminate floor covering and wall mounted radiator .

First Floor

Landing

Access from the entrance hallway with ceiling mounted loft access point, decorative dado rail, double glazed window to the side elevation and linen storage cupboard.

Bedroom One

12' 0" x 9' 8" (3.66m x 2.95m)

Double glazed window to front elevation, wall mounted radiator, decorative coving, TV point and fitted wardrobes.

Bedroom Two

9' 10" x 9' 3" (3.00m x 2.82m)

With double glazed window to the rear elevation wall mounted radiator and fitted wardrobes.

Bedroom Three

8' 10" x 7' 6" (2.69m x 2.29m)

With double glazed window to the front elevation and wall mounted radiator.

Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)

Comprising of a three piece white suite to include WC, pedestal wash hand basin and panel bath with mains fed shower attachment with complementary glass shower screen. Full tiling to walls, coving and double glazed obscured windows to side and rear elevations.

Outside

The front garden is mainly laid to lawn with stocked flowerbed and side driveway providing parking for two vehicles. The rear garden is also mainly laid to lawn with pathway, stocked flowerbeds and timber fence boundaries enclosing on all sides. A converted detached garage offers a beautiful garden room with window and door to the side elevation.

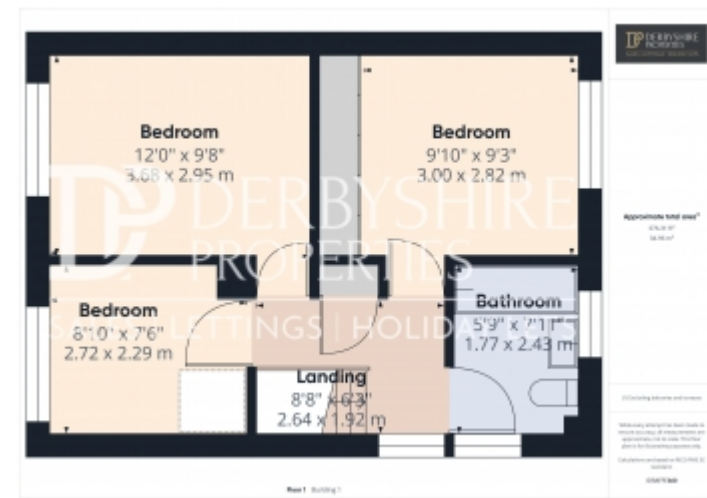
Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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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