



£187,500

Rowthorne Avenue, Swanwick DE55 1RZ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Key Features

- Village Location and Close To Local Amenities
- Semi Detached Home
- Off Street Parking for Several vehicles
- Private Rear Garden
- Walking Distance To Local Schools
- Investment Opportunity
- Perfect For First Time Buyers
- Potential to extend
- Newly Fitted Kitchen
- New Floor Coverings Throughout

Property Description

Derbyshire Properties present this well appointed two bedroom semi detached home located in popular village of Swanwick. Boasting off road parking for several vehicles and private rear enclosed garden, the property would ideally suit first time buyers and those looking to downsize. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties present this well appointed two bedroom semi detached home located in popular village of Swanwick. Boasting off road parking for several vehicles and private rear enclosed garden, the property would ideally suit first time buyers and those looking to downsize. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen and Lounge to the ground floor with two Bedrooms and the Family Bathroom to the first floor.

Externally, the property benefits from a mature frontage including lawned area and tarmacked driveway fit to house multiple vehicles. The rear garden has gated access to the side elevation and proves to be a wonderful private space including patio area accessed by French doors from the house and manageable lawn space with decked seating area, all of which bordered by timber fencing.

Entrance Hallway

3.06m x 1.70m (10' 0" x 5' 7") Accessed via UPVC double glazed door to the front elevation, with double glazed obscured window, wall mounted radiator, NEW wood effect flooring and carpeted stairs rising to the first floor.

Kitchen

3.01m x 1.79m (9' 11" x 5' 10") Newly fitted appliances with a range of base cupboards and eye level units and complimentary worktops integrating electric oven and hob with fitted extractor hood overhead and glass splashback. With double glazed window to front elevation, NEW wood effect flooring and stainless steel inset sink. The gas central heating boiler can be located in the Kitchen.

Lounge

4.33m x 3.59m (14' 2" x 11' 9") With double glazed sliding doors to rear elevation, wall mounted radiator and newly fitted carpeted flooring. Under stairs storage accessed via separate door from this room.

First Floor

Landing

Providing access to Bedroom One and Two as well as the Family Bathroom, this carpeted space hosts the loft hatch.

Bedroom One

3.60m x 2.82m (11' 10" x 9' 3") With double glazed window to rear elevation, wall mounted radiator and newly fitted carpeted flooring.

Bedroom Two

2.57m x 2.34m (8' 5" x 7' 8") With double glazed window to front elevation, wall mounted radiator and newly fitted carpeted flooring. Fitted cupboard over stairs boasts extra storage capacity.

Bathroom

A three piece suite including bath with overhead shower, pedestal hand wash basin and toilet. Tiled splashback covers both fixtures whilst the flooring is tiled effectively vinyl flooring. Wall mounted heated towel rail, ceiling fitted extractor fan and double glazed obscured window to side elevation complete the space.

Outside

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Council Tax

We understand that the property currently falls within council tax band A, 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.



