



£144,000

Wharf Road, Pinxton NG16 6PB

Terraced House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
ESTABLISHED 1996

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Three Bed Terraced House
- Rear enclosed garden
- All Double Bedrooms
- Easy access to A38 and M1
- Modernised Kitchen & Bathroom
- Close To All Amenities

## Property Description

Derbyshire Properties offer 'For Sale' this three bedroom terraced house located in Pinxton. Providing generous living accommodation over three storeys, the property makes a wonderful home for first time buyers and families alike. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties offer 'For Sale' this three bedroom terraced house located in Pinxton. Providing generous living accommodation over three storeys, the property makes a wonderful home for first time buyers and families alike. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Area, Kitchen and Utility Area to the ground floor, with two double bedrooms and the family bathroom to the first floor whilst there is a further double bedroom situated on the second floor.

Externally, the property boasts a rear enclosed garden fitted with artificial grass and wooden decking all of which bordered by timber fencing.

### Living/Dining Area

8.39m x 3.90m (27' 6" x 12' 10")

Living Area - Accessed via UPVC double glazed door to the front elevation, with double glazed window to front elevation, carpeted flooring and designer wall mounted radiator.

Dining Area - With double glazed window to rear elevation, wood effect laminate flooring, designer wall mounted radiator and wooden stairs rising to first floor. Access to Kitchen via door with glass panels.

### Kitchen

3.44m x 2.25m (11' 3" x 7' 5") Featuring a range of base cupboards and eye level units with complimentary worktops, under unit lighting and inset one and half bowlsink and drainer unit. Under counter space/plumbing currently used for washing machine, dishwasher and tumble dryer whilst there is integrated gas oven and integrated gas hob with stainless steel overhead extractor hood. Vinyl flooring, tiled splashback for work surfaces and double glazed window to side elevation completes the space.

### Utility Area

Fitted with counter tops of its own, the Utility area benefits from open aspect to the kitchen. Access to rear garden via UPVC double glazed door.

### Landing

With access to Bedroom One, Bedroom Two, stairs to Bedroom Three and the Family Bathroom.

### Bedroom One

11' 10" x 11' 7" (3.61m x 3.53m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. additional integrated storage/closet space.

### Bedroom Two

9' 0" x 8' 7" (2.74m x 2.62m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

10' 5" x 7' 5" (3.17m x 2.26m) A modern four piece suite including corner shower cubicle, corner fitted bath, vanity wash basin and toilet. The walls are completely tiled throughout the room. With wall mounted heated towel rail, wall fitted extractor fan and double glazed obscured window to rear elevation.

#### Bedroom Three

14' 4" x 11' 7" (4.37m x 3.53m) Accessed via stairs from the first floor, With double glazed window to front elevation and wall mounted radiator. Additional storage space running full width of room.

#### Outside

Externally, the property boasts a rear enclosed garden fitted with artificial grass and wooden decking all of which bordered by timber fencing.

#### 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= AWARD WINNING =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)