



£115,000

Greenhill Lane, Riddings DE55 4EX

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

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



# Step Inside

---

## Key Features

- Ideal First Home
- Investment Opportunity
- Walking distance to local amenities
- Walking distance to schools
- Ideal for access to A38 & M1
- Some modernisation required

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom terraced property located in Riddings. Within walking distance of a range of local amenities such as; Schools, shops, barbers and pubs, the property is a great first time buy. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom terraced property located in Riddings. Within walking distance of a range of local amenities such as; Schools, shops, barbers and pubs, the property is a great first time buy. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room and Kitchen to the ground floor with two double Bedrooms and a family Bathroom on the first floor.

Externally, the property boasts rear enclosed garden consisting of entertaining patio and further space laid with artificial lawn whilst there is also room for a shed. The rear garden is bordered by stone and brick walls with mature shrubbery to the rear.

### Living Room

11' 9" x 10' 11" (3.58m x 3.33m) Accessed via UPVC double glazed door to front elevation, with double glazed bay window, stone built fireplace on raised hearth, carpeted flooring and wall mounted radiator.

### Dining Room

15' 1" x 12' 1" (4.60m x 3.68m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Carpeted stairs rise to first floor.

### Kitchen

9' 3" x 6' 9" (2.82m x 2.06m) Featuring a range of base cupboards and eye level units, with complimentary worktops integrating; Gas oven, gas hob with accompanying extractor hood and stainless steel inset sink. The workspace benefits from tiled splashback whilst mini wall mounted radiator, tiled flooring, double glazed window to side elevation and UPVC double glazed door to side elevation completes the space.

### First Floor

#### Landing

Accessing both Bedrooms and the family Bathroom.

#### Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m) With wall mounted radiator, double glazed window to front elevation and wood effect flooring. Over stairs store space.

#### Bedroom Two

11' 9" x 8' 10" (3.58m x 2.69m) With wall mounted radiator, double glazed window to rear elevation and wood effect flooring.

#### Bathroom

9' 3" x 6' 10" (2.82m x 2.08m) A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. The walls are completely tiled whilst tiled effect flooring, wall mounted radiator and double glazed obscured window to rear elevation completes the space.

#### Outside

Externally, the property boasts rear enclosed garden consisting of entertaining patio and further space laid with artificial lawn whilst there is also room for a shed. The rear garden is bordered by stone and brick walls with mature shrubbery to the rear. Two further brick built outhouses provide additional storage.

#### 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.






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 © 2025 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(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**  
= RAINBOW IN LETTERING =

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