



£169,950

Ashton Close, Swanwick DE55 1HG

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Investment Opportunity
- Walking distance to local amenities
- Semi Detached Home
- Idyllic Village Location
- Off Street Parking For 3-4 Cars
- Ideal for access to A38 & M1

Property Description

Derbyshire Properties present this two bedroom semi detached home in the heart of Swanwick. The property would ideally suit those looking to purchase their first home but would also make a great investment. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties present this two bedroom semi detached home in the heart of Swanwick. The property would ideally suit those looking to purchase their first home but would also make a great investment. We recommend an early internal inspection to avoid disappointment.

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

Externally, the property benefits from off road car parking for multiple vehicles to the side elevation with access to rear enclosed garden mainly laid to lawn, bordered by timber fencing.

Lounge

14' 8" x 10' 3" (4.47m x 3.12m) Accessed via wooden door to front elevation with carpeted flooring, wall mounted storage heater and double glazed window to front elevation.

Kitchen

10' 2" x 9' 0" (3.10m x 2.74m) Featuring a range of base cupboards and eye level units with wood effect worktops and wood effect flooring. Oven and electric hob both feature whilst in built cupboard offers Pantry/Utility Space. Access to rear garden via UPVC double glazed door.

Landing

Accessing both Bedrooms and the family Bathroom.

Bedroom One

10' 1" x 9' 1" (3.07m x 2.77m) With double glazed window to front elevation, wall mounted storage heater and carpeted flooring.

Bedroom Two

10' 2" x 6' 8" (3.10m x 2.03m) With double glazed window to rear elevation, wall mounted panel heater and carpeted flooring.

Bathroom

A three piece suite comprising; Bath with shower attachment, pedestal handwash basin and low level WC. Obscured window to side elevation, tiled effect flooring and wall fitted extractor unit complete the space.

Outside

Externally, the property benefits from off road car parking for multiple vehicles to the side elevation with access to rear enclosed garden mainly laid to lawn, bordered by timber fencing.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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