



£150,000

Clay Street, Shirland DE55 6BG

| 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- End Terraced House
- No Upward Chain
- Idyllic Village Location
- Viewing Highly Recommended
- Ideal for access to Alfreton, Ripley, A38 and M1
- Great First Time Buy
- Perfect First Home

## Property Description

Derbyshire Properties offer 'For Sale' this two bedroom end terrace property located in much sought after village of Shirland. Boasting off road parking for multiple vehicles, the property would make the perfect first home or investment. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance, lounge, Conservatory and Breakfast Kitchen to the ground floor with two Bedrooms and family Bathroom to the first floor. Externally, the property boasts off road parking for numerous vehicles whilst offering patio space perfect for relaxing or entertaining.

### Entry

Accessed via composite door with carpeted flooring, carpeted stairs rising to the first floor and doorways to; Lounge and Breakfast Kitchen.

### Lounge

3.71m x 3.63m (12' 02" x 11' 11") With double glazed French doors accessing the Conservatory, wall mounted central heating radiator, TV aerial connection point and double glazed window.

### Conservatory

3.33m x 2.46m (10' 11" x 8' 01") With double glazed French doors opening to rear garden, tiled floor and central heating radiator.

### Kitchen

3.71m x 3.30m (12' 02" x 10' 10") A fantastic Dining kitchen space hosting a range of wall and base units incorporating drawers, wine rack, contrasting work surfaces and complementary tiling to the walls and the floor. With built in oven and induction hob with extractor over, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, central heating radiator and double glazed window.

### Landing

Accessing both Bedrooms and the family Bathroom.

### Bedroom One

3.68m x 3.66m (12' 01" x 12' 00" ) With double glazed windows to the side and rear, wall mounted radiator and over stairs storage cupboard.

### Bedroom Two

3.68m x 1.68m (12' 01" x 5' 06" ) With double glazed window and central heating radiator.

### Bathroom

With white three piece suite with panelled bath with shower over, pedestal hand wash basin, low level WC, central heating radiator and double glazed window.

#### Outside

Externally, the property boasts off road parking for numerous vehicles whilst offering patio space perfect for relaxing or entertaining.

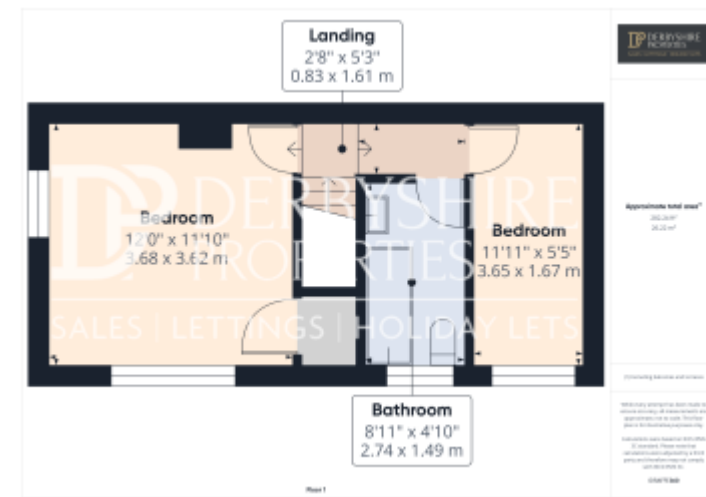
#### Council Tax

We understand that the property currently falls within council tax band A, with North East Derbyshire 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

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