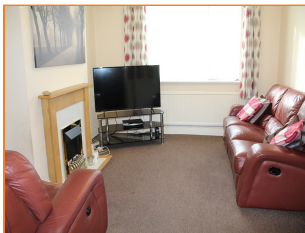


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Brooke Street, Tibshelf, £120,000

- 3 BEDROOM TERRACED HOUSE
- DECEPTIVELY SPACIOUS ACCOMMODATION
- PARKING TO THE REAR
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are highly delighted to offer to the market this traditional mid terraced home with the benefit of off road car parking which is accessed via a service road to the rear. The property has a gas central heating system and double glazing where specified and very briefly comprises: Entrance hall with stairs rising to the first floor accommodation, lounge with feature fireplace, separate dining room with double doors with etched glass opening into the lounge. There is a fitted kitchen with a range of wall and base units with glass fronted display units and a wine rack. To the first floor there are three bedrooms and a bathroom. To the outside there is a garden to the rear which is laid mainly to lawn with mature decorative flower and shrub borders. We strongly recommend viewing this lovely property as soon as possible to avoid disappointment.

With the popular village of Tibshelf there are a range of local amenities and facilities to include a late opening Co-Op, general store/post office, medical centre, chemist, butchers, village hall, church, a range of schooling, fast food outlets and public houses. The Five Pits trail runs through the village for those who enjoy walking and cycling.

Accommodation

Entrance Hall

With double glazed door to the front elevation, central heating radiator, coving to the ceiling and stairs rising to the first floor accommodation.



Lounge (12' 10" x 11' 03") or (3.91m x 3.43m)

With double glazed window to the front elevation, feature fire place with living flame fire, central heating radiator and TV aerial connection point.



Dining Room (14' 02" x 11' 09") or (4.32m x 3.58m)

With double doors opening into the lounge with etched glass and side panels, feature fireplace with living flame fire, central heating radiator and double glazed window to the rear.



Fitted Kitchen (18' 10" x 7' 10") or (5.74m x 2.39m)

With a range of wall and base units incorporating glass display units, wine rack and drawers. There are contrasting high gloss work surfaces, complementary tiling to splash backs, tiled floor, gas cooker point, single drainer one and a quarter bowl sink unit with mixer tap, plumbing for automatic washing machine, appliance space, double glazed windows to the side rear, central heating radiator and double glazed door.

Landing

With access to the loft space and built in cupboard.



Bedroom 1 (12' 10" x 12' 08") or (3.91m x 3.86m)

Plus wardrobe depth. This is a spacious bedroom with fitted wardrobes with hanging rails and overhead storage and dressing table with drawers. There is a double glazed window to the front elevation and a central heating radiator.



Bedroom 2 (14' 03" x 9' 05") or (4.34m x 2.87m)

With central heating radiator and double glazed window to the rear elevation.

Bedroom 3 (11' 03" x 7' 11") or (3.43m x 2.41m)

With airing cupboard, central heating radiator and double glazed window to the rear elevation.



Bathroom

With white three piece suite comprising: panelled bath with shower and glazed screen over, pedestal wash hand basin with mixer tap, low level WC, complementary tiling to the walls, central heating radiator and double glazed window to the side elevation.



Outside

To the rear of the property there is a lawn and mature trees, flower and shrub borders. Beyond the garden there is off road car parking which is accessed via a service road to the rear. Intending purchasers are advised to check suitability prior purchase.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A


Directions

For Satellite Navigation the Post Code is DE55 5PX



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.