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Evershill Lane, Morton, £220,000

- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- 16FT 8 FITTED KITCHEN
- 19FT 7 WORKSHOP
- VIEWING ESSENTIAL
- 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 delighted to offer to the market this semi detached house which is situated within this non estate position in the popular and sought after village of Morton. The accommodation briefly comprises: Entrance hall, lounge with gas fire set into the wall, dining kitchen with doors opening into the rear garden. To the first floor there are three bedrooms and a shower room. To the outside there are garden to the front and rear a driveway which provides off road car parking and a workshop. The workshop is of a good size and would be of benefit for anyone with hobbies to include woodworking and crafting.

Within the village there is a primary school, church, post office village hall, bus routes and public houses.

Accommodation

Entrance Hall

The property is approached via a double glazed door to the front elevation, stairs rising to the first floor accommodation, artex ceiling and built in cupboard.



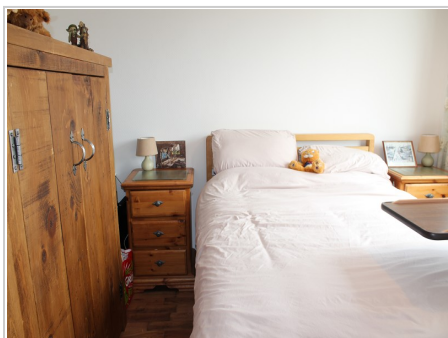
Lounge (12' 07" x 10' 02") or (3.84m x 3.10m)

This is a lovely room with fitted gas fire, double glazed window to the front elevation, laminate floor and central heating radiator.



Fitted Kitchen (16' 08" Max x 11' 02" Max) or (5.08m Max x 3.40m Max)

This is a lovely dining kitchen with wall and base units which incorporate drawers, contrasting counter tops and breakfast bar and complementary tiling to the walls and floor. There is a single drainer sink unit with mixer tap, plumbing for both automatic washing machine and dishwasher. There is space for a fridge/freezer, double glazed window to the rear and doors opening onto the rear garden.



Bedroom 2 (11' 02" Max x 8' 08") or (3.40m Max x 2.64m)

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

Landing

With built in cupboard housing the gas central heating boiler, artex ceiling and access to the loft space.



Bedroom 1 (12' 07" x 10' 0") or (3.84m x 3.05m)

With laminated flooring, TV aerial connection point, double glazed window to the front elevation and central heating radiator.

Bedroom 3 (9' 0" Max x 6' 05" Max) or (2.74m Max x 1.96m Max)

With artex ceiling, double glazed window to the front elevation and central heating radiator.



Shower Room

With double walk in shower enclosure, low level WC, washing hand basin with mixer tap and useful cupboards below, complementary tiling to the walls, laminate floor, extractor fan and heated towel rail.



Outside

To the rear of the property there is an enclosed garden with paved seating area with external light and outside tap. A small fence and hand gate lead to a lawn and border. To the side there is a driveway which provides off road car parking. To the front there is a further lawn.

Workshop/Utility (19' 07" x 8' 11") or (5.97m x 2.72m)

Widening to 10ft 5. With double glazed window, light, power and personnel door to the side.

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:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

Directions

For Satellite Navigation the Post Code is DE55 6HA



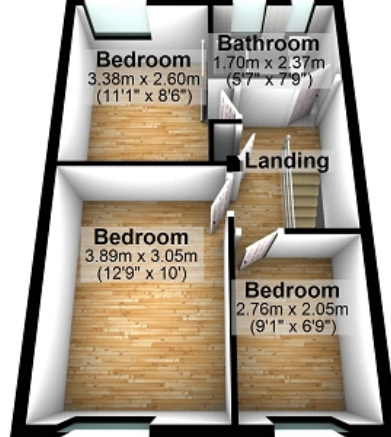
Garage
Approx. 17.4 sq. metres (187.3 sq. feet)



Ground Floor
Approx. 37.3 sq. metres (401.1 sq. feet)




First Floor
Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.