

39 Farnham Walk, West Hallam, Derbyshire DE7 6LQ



£145,000

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This modern town house is offered for sale with no upward chain involved with the existing tenants in situ. The property is well maintained throughout and the accommodation comprises: Entrance porch, lounge, dining room, modern fitted kitchen and conservatory to the ground floor and three bedrooms and bathroom to the first floor landing. Outside there are gardens to the front and rear, car parking at the rear.

Entrance Porch

Double glazed front entrance door to the front elevation , internal door leads to:-

Lounge

14'10" x 13'7" (4.52 x 4.14)

With double glazed window to the front elevation, Karndeen floor covering, stairs leading up to the first floor landing, radiator, door leading to the dining room.

Dining Room

9'3" x 6'5" (2.82 x 1.96)

With double doors leading to the conservatory, radiator, door leading to the Kitchen.

Kitchen

9'5" x 8'0" (2.87 x 2.44)

With modern fitted units comprising of wall, base and drawer units incorporating rolled edged work surfaces over, inset stainless steel sink unit with mixer tap over and tiled splash backs, four ring gas hob, built in fan assisted oven, space and plumbing for automatic washing machine, space for tumble drier, ceramic tiling to the floor.

Conservatory

9'6" x 8'9" (2.90m x 2.67m)

With double glazed entrance door leading out to rear garden, ceramic tiled flooring.

First Floor Landing

With radiator and doors leading to the bedrooms and bathroom.

Bedroom Two

10'11" x 8'8" (3.33 x 2.64)

With fitted wardrobes, radiator, double glazed box bay window to the front elevation.

Bedroom Two

10'10" x 8'2" (3.30 x 2.49)

With built in wardrobes, radiator, double glazed window to the rear elevation.

Bedroom Three

8'1" x 6'0" (2.46 x 1.83)

With double glazed window to the front elevation, Karndeen floor covering.



Bathroom

6'9" x 6'5" (2.06 x 1.96)

Comprising three piece suite of low level w.c, pedestal wash hand basin, panelled bath, tiled splash backs, double glazed window to the rear elevation, radiator.

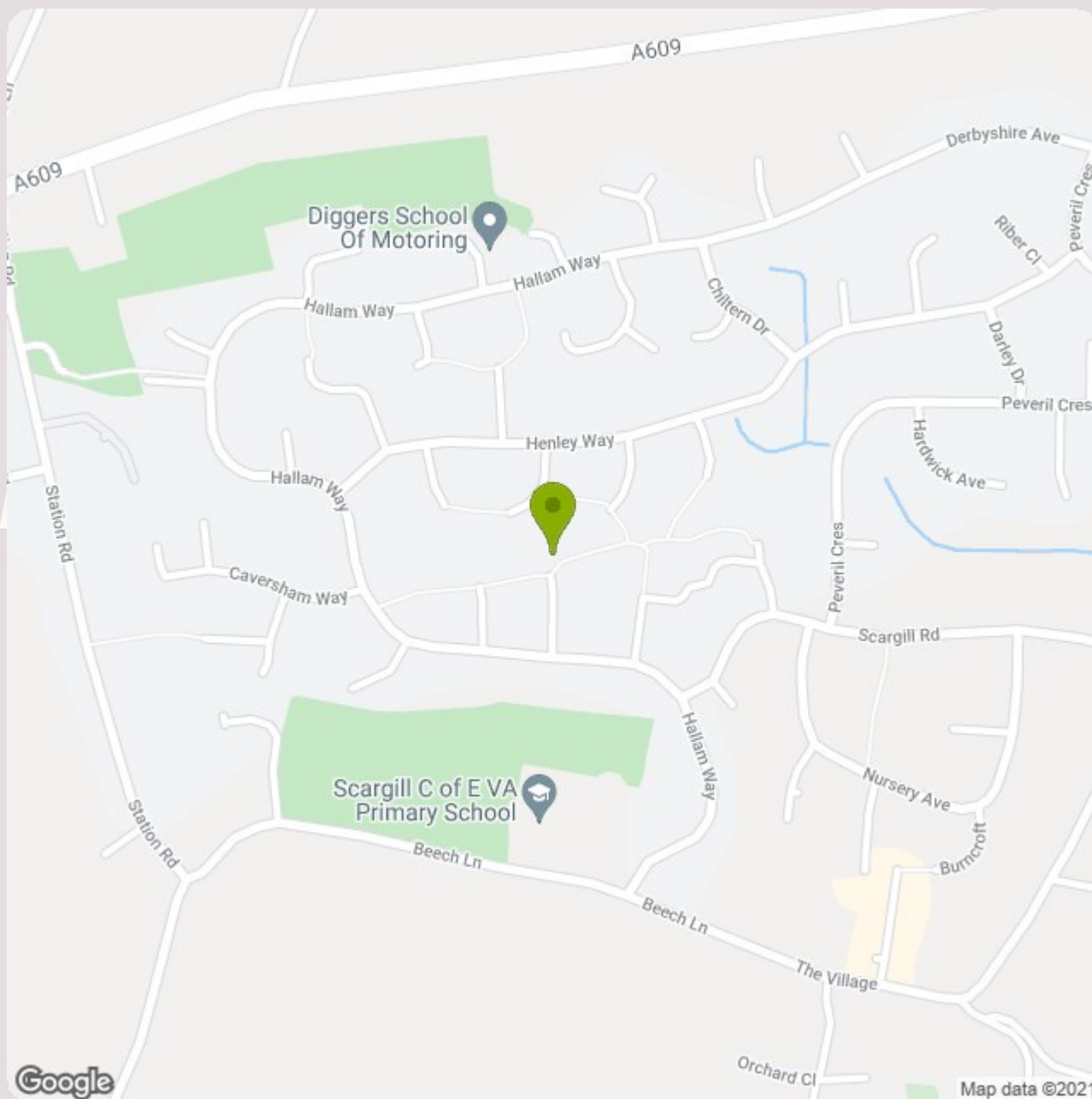
Outside


To the front of the property there is an open plan garden with steps leading up to the front entrance porch. To the rear there is an enclosed garden with decked seating area enclosed by attractive ballustade, small lawn with pathway this leads to rear gated access to an additional pathway which leads to car parking area.

Directions

From our office in West Hallam proceed along Hallam Way taking a right hand turning on to Ashford Court. The property is situated on Farnham Walk along a pedestrianised walk way and is situated on the left hand side and can be clearly identified by the for sale board.

Worthington Willis
Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 