

13 Brassington Close, West Hallam, Derbyshire DE7 6NX



£185,000

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Margi Willis Estates are delighted to offer to the market this well presented modern style semi detached home situated in the ever popular village of West Hallam. The accommodation comprises: Entrance hall, lounge, dining kitchen, conservatory, Three bedrooms and family bathroom, outside there is a garden at the rear elevation and driveway providing ample off the road car standing at the front elevation.

Entrance Hallway

With double glazed window and door to the front elevation, radiator, stairs leading up to the first floor landing.

Lounge

13'6" x 11'9" (4.11m x 3.58m)

With feature fireplace incorporating living flame effect electric fire, under stairs storage cupboard housing gas boiler, radiator, double glazed window to the front elevation.

Dining Kitchen

15' x 10'8" (4.57m x 3.25m)

With shaker style wall, base and drawer units incorporating roll edged working surfaces over, plinth display unit, one and a half bowl sink unit with mixer tap over and tiled splash backs, stainless steel gas hob with electric oven beneath and extractor fan above, integrated dishwasher and fridge freezer, double glazed window to the side elevation, double glazed entrance door to the rear elevation.

Conservatory

8'9" x 8'6" (2.67m x 2.59m)

With light and power laminate floor covering, double glazed french doors to the rear elevation.

Landing

With access to the loft which is partly boarded, double glazed window to the side elevation.

Bedroom One

11'5" (plus wardrobe recess) x 8'8" (3.48m (plus wardrobe recess) x 2.64m)

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

Bedroom Two

9'2" (plus wardrobe recess) x 8'8" (2.79m (plus wardrobe recess) x 2.64m)

With fitted wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three

8'2" maximum reducing to 6'3" x 6'5" (2.49m maximum reducing to 1.91m x 1.96m)

With double glazed window to the front elevation, over the stairs storage cupboard, radiator.

Family Bathroom

Comprising a three piece suite of low level wc, pedestal wash hand basin, panelled bath with electric shower over, tiling to the walls and floor, chrome towel rail, double glazed window to the rear elevation.

Outside

At the front of the property there is a driveway providing ample off the road car standing, at the rear there is an enclosed lawned garden with paved patio area and garden shed.



Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing For Selling & Purchasing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request.

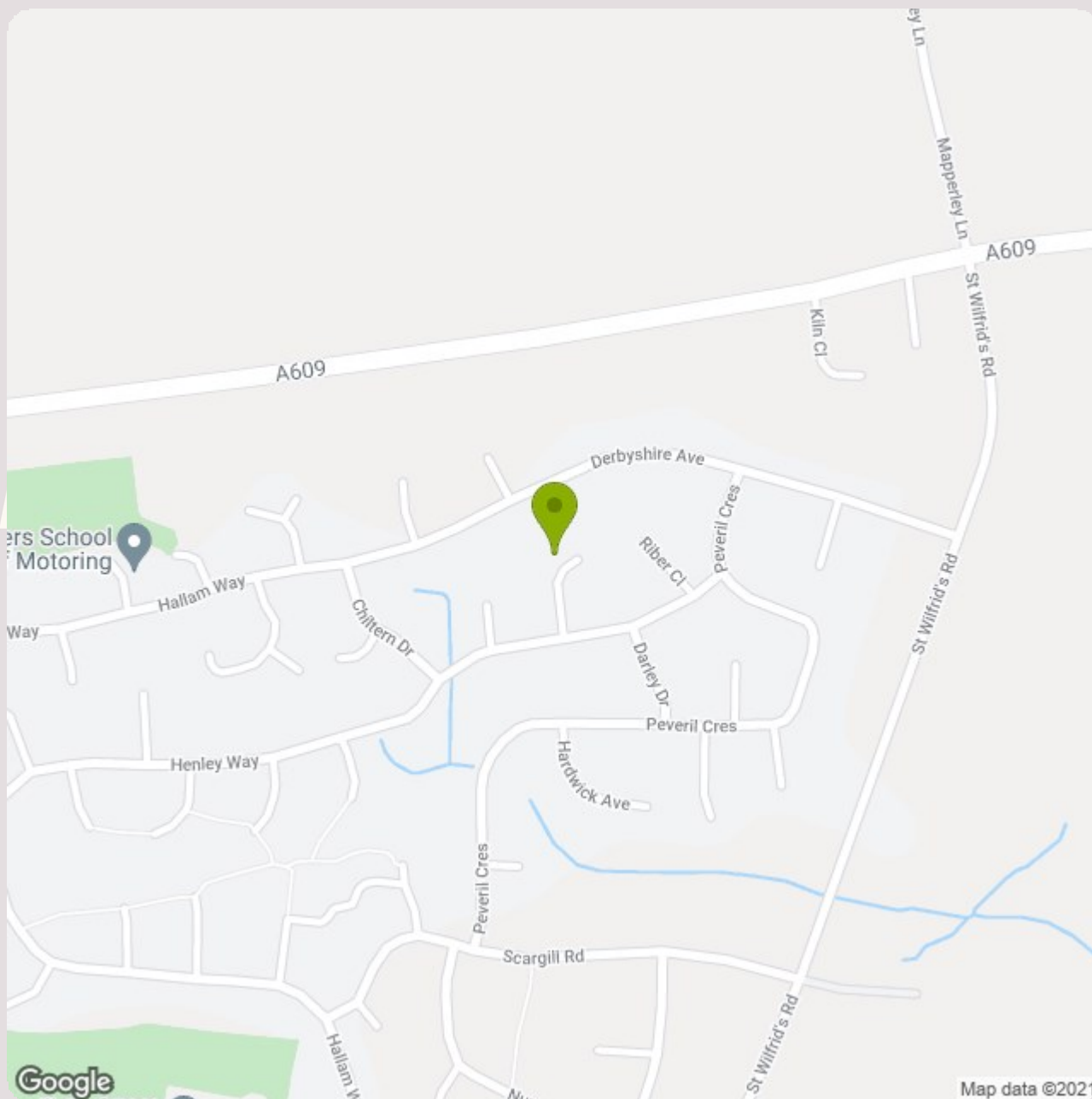
Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	