



109 St Wilfrids Road, West Hallam, DE7 6HG

Offers over £270,000

RENSHAW ESTATES are Thrilled to offer this BAY FRONTED THREE BED SEMI-DETACHED * Popular Location * NO UPWARD CHAIN * Conservatory * DINING KITCHEN & UTILITY * Downstairs WC * GENEROUS REAR GARDEN * Virtual Video Tour Available *



109 St Wilfrids Road, West Hallam, DE7 6HG

ENTRANCE HALL

UPVC double glazed door and windows, radiator, tiled flooring.

W.C.

UPVC double glazed window, radiator, vanity wash basin, WC, tiled walls, ceiling spots.

LOUNGE 4.5M X 3.7M (14'9" X 12'2")

UPVC double glazed Bay window, radiator, feature fireplace with log burner.

DINING KITCHEN 5.9M X 3.6M (19'4" X 11'10")

UPVC double glazed door and window, two radiators, wall and base units with worktops, splash backs, gas hob, electric oven, extractor hood, tiled flooring, feature fire.

CONSERVATORY 4.3M X 3.3M (14'1" X 10'10")

Double glazed door and windows, two radiators.

UTILITY

UPVC double glazed window, radiator, wall and base units with worktop, Combination boiler, tiled flooring.

LANDING

UPVC double glazed window.

BEDROOM 4.3M X 2.9M (14'1" X 9'6")

UPVC double glazed Bay window, radiator, range of fitted wardrobes and drawers.

BEDROOM 3.6M X 3.6M (11'10" X 11'10")

UPVC double glazed window, radiator, feature fireplace, loft access with pull down ladders.

BEDROOM 2.5M X 2.2M (8'2" X 7'3")

UPVC double glazed window, radiator, over stairs storage cupboard.

BATHROOM 2.4M X 2.2M (7'10" X 7'3")

UPVC double glazed window, chrome heated towel rail, panelled bath, corner shower with dual rainfall shower, vanity wash basin and WC, tiled walls.

OUTSIDE

Front: Block paved and gravelled driveway.

Rear: Enclosed garden mainly laid to lawn with block paved and gravelled patio, brick and timber sheds, planted borders.

EPC INFORMATION

Energy Efficiency Rating = TBC

CURRENT COUNCIL TAX BAND B

MORTGAGE & SOLICITORS

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

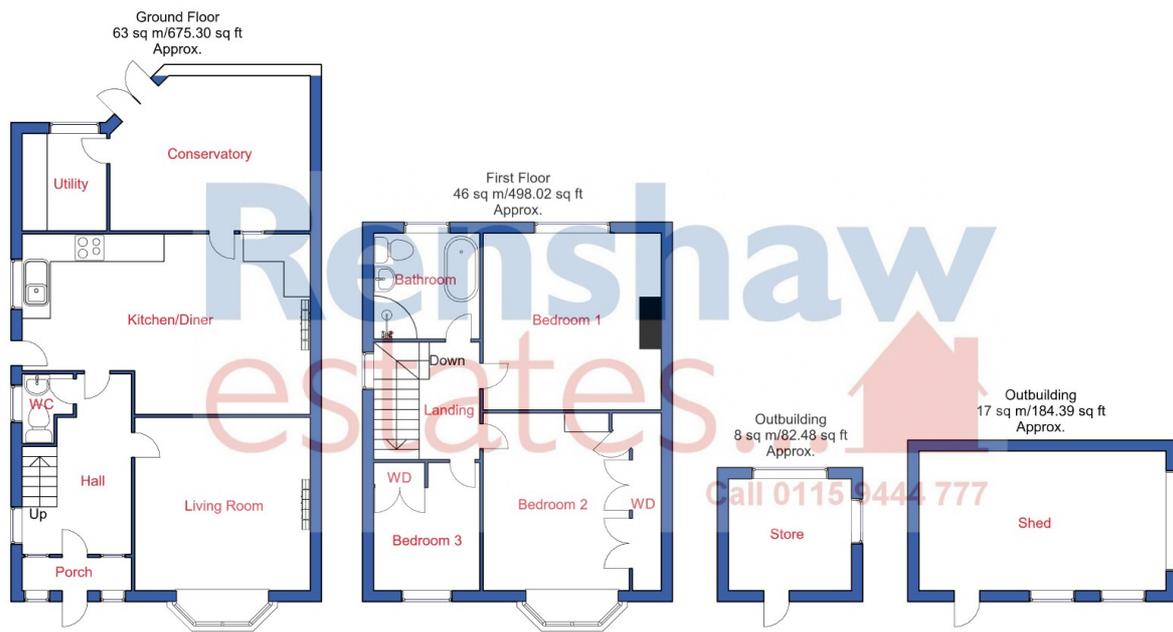
These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in

109 St Wilfrids Road, West Hallam, DE7 6HG

these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018