



169 Hassock Lane South, Shipley, DE75 7JE

Offers over £325,000

RENSHAW ESTATES are Proud to offer this FULLY MODERNISED THREE BED DETACHED *
Generous Rear Garden * OPEN VIEWS TO REAR * Popular Location * THREE RECEPTION ROOMS *
Kitchen, Utility & Separate W.C. * REFITTED BATHROOM * Block Paved Driveway * NO UPWARD
CHAIN * Virtual Video Tour *



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ENTRANCE PORCH

UPVC double glazed door, two stained glass windows.

HALLWAY

Radiator, stairs to first floor, UPVC double glazed window, under stairs storage cupboard.

LOUNGE 4.3M X 3.8M (14'1" X 12'6")

UPVC double glazed Bay window, UPVC double glazed window, radiator, feature fireplace.

DINING ROOM 3.8M X 3.8M (12'6" X 12'6")

UPVC double glazed French doors and window, radiator, feature fireplace, ceiling spotlights, opening into...

CONSERVATORY 3.3M X 3.3M (10'10" X 10'10")

UPVC double glazed French doors and windows, radiator.

KITCHEN 3.8M X 2M (12'6" X 6'7")

Wall and base units with roll edge worktops, tiled splash backs, gas hob, electric oven, stainless extractor hood, 1½ drainer sink, tiled flooring, ceiling spotlights, space and plumbing for dishwasher, opening into...

REAR HALL

UPVC double glazed French doors, Worcester Combination boiler, loft access, ceiling spotlights, tiled flooring.

W.C.

UPVC double glazed window, radiator, close coupled W.C., wash basin, tiled splash backs, tiled flooring, ceiling spotlights.

OUTSIDE UTILITY 2.8M X 1.6M (9'2" X 5'3")

Door, two UPVC double glazed windows, wall units, roll edge worktop

and upstand, tiled flooring, space and plumbing for washing machine and tumble dryer.

LANDING

UPVC double glazed window.

BEDROOM 3.8M X 3.6M (12'6" X 11'10")

UPVC double glazed window, radiator, open views to rear.

BEDROOM 3.6M X 3.2M (11'10" X 10'6")

UPVC double glazed window, radiator, loft access with pull down ladders leading to partly boarded loft space.

BEDROOM 2.5M X 2.5M (8'2" X 8'2")

UPVC double glazed window, radiator.

BATHROOM 2.3M X 2.1M (7'7" X 6'11")

UPVC double glazed window, chrome heated towel rail, roll top slipper foot bath, shower cubicle with dual rainfall shower over, pedestal wash basin, close coupled W.C., tiled walls and flooring, ceiling spotlights, loft access.

OUTSIDE

Front: Block paved drive and garden laid to lawn.

Rear: Large enclosed rear garden mainly laid to lawn with raised decked patio area, two timber sheds, childrens play area and block paved patio with open views to rear.

DIRECTIONS

From the Ilkeston Tesco Island take the third exit onto Heanor Road. Proceed for some distance going straight ahead at the traffic lights at Ebenezer Church. After passing Ilkeston Hospital continue for some distance into Shipley as the road becomes Hassock Lane South where the property can be identified on the right by our For Sale board.

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EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

D

NEED A COMPETITIVE MORTGAGE?

Interested in buying this property and need a mortgage? Don't hesitate to speak to our independent mortgage brokers, Renshaw Wealth, who will be only too pleased to help you... It may be more affordable than you think!!!

Call our branch and ask for a FREE INITIAL CONSULTATION.

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. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and 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 details 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



