



137 High Lane East, West Hallam, DE7 6HY

O.I.R.O £220,000

RENSHAW ESTATES are Proud to offer this THREE BED SEMI-DETACHED * NO UPWARD CHAIN *
Enclosed Rear Garden * LARGE CONSERVATORY * Refitted High Quality German Kitchen * VIDEO
TOUR AVAILABLE * Very Well Maintained Throughout * POPULAR LOCATION * Viewing Highly Advised
* REFITTED BATHROOM & GF WC * Ample Off Road Parking *



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ENTRANCE HALL

Double glazed Composite door, UPVC double glazed windows with integrated blinds, engineered wood flooring.

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

UPVC double glazed Bay window with integrated blinds, radiator, engineered wood flooring.

BREAKFAST KITCHEN 4.8M X 2.8M (15'9" X 9'2")

UPVC double glazed door, French doors and window, range of German manufactured wall and base units with roll edge worktops, tiled splash backs, feature stainless sink, electric oven, hob, extractor, integrated fridge, freezer, dishwasher, washer dryer, radiator, tiled flooring, ceiling spotlights, underfloor heating.

W.C.

Vanity wash basin, W.C., chrome heated towel rail, tiled splash backs, tiled flooring.

CONSERVATORY 4.4M X 4.2M (14'5" X 13'9")

UPVC double glazed Bi-Folding doors, windows with integrated blinds, tiled flooring, underfloor heating.

LANDING

UPVC double glazed window.

BEDROOM 3.5M X 3.1M (11'6" X 10'2")

UPVC double glazed window with integrated blinds, radiator, range of fitted wardrobes, access to third bedroom/office.

BEDROOM 3.1M X 2.3M Plus Wardrobes (10'2" X 7'7" Plus

UPVC double glazed window with integrated blinds, radiator, fitted wardrobes.

BATHROOM 2.2M X 1.8M (7'3" X 5'11")

UPVC double glazed window with integrated blinds, 'P' shaped panelled bath with shower over, vanity wash basin, close coupled W.C., chrome heated towel rail, tiled walls and floor, underfloor heating, ceiling spotlights.

HALLWAY

UPVC double glazed window with integrated blinds, radiator, ceiling spotlights, stairs to second floor.

SECOND FLOOR

BEDROOM / OFFICE 4.5M X 3.1M (14'9" X 10'2")

UPVC double glazed window, double glazed Velux window, ceiling spotlights, airing cupboard housing hot water cylinder, fitted office workstation.

OUTSIDE

Front: Tarmac driveway with red brick edging and additional parking area providing space for four vehicles.

Rear: Enclosed garden laid to lawn with slabbed and block paved patio areas, timber shed and views over the fields to rear.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND B

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ANTI MONEY LAUNDERING

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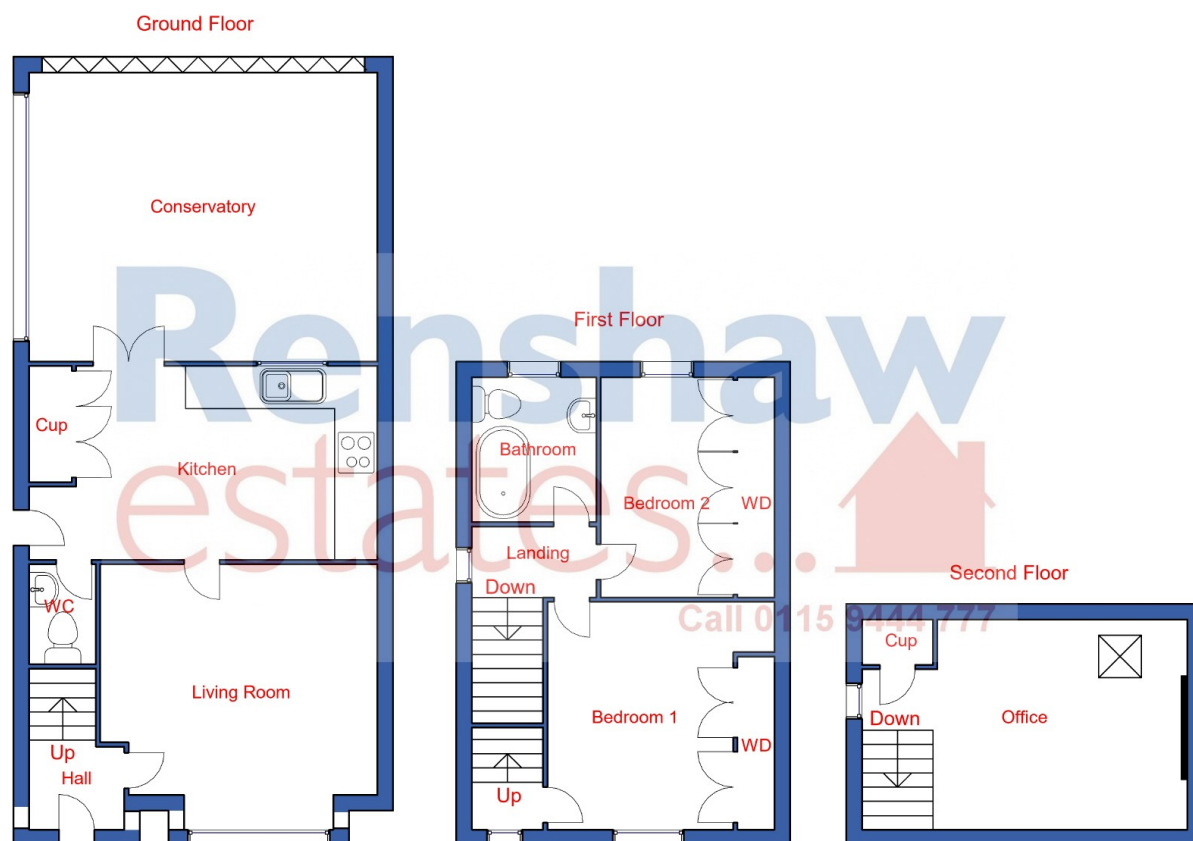
operation so as not to delay the negotiation or sales process.

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 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.

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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.

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