



30 Sanders Close, Shipley View, DE7 9LN

**Offers over £190,000**

RENSHAW ESTATES are Excited to offer this THREE BEDROOM END TOWNHOUSE \* Beautifully Presented Throughout \* DRIVE & DETACHED GARAGE \* Open Views over Nutbrook Trail \* DINING KITCHEN \* Ground Floor W.C. \* CONSERVATORY \* Popular Cul-De-Sac Location \* Video Viewing Available \*



# 30 Sanders Close, Shipley View, DE7 9LN

## ENTRANCE HALL

Double glazed door, radiator, laminate flooring, stairs to landing.

## W.C.

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

## LOUNGE 4.5M X 3.9M (14'9" X 12'10")

UPVC double glazed window, two radiators, laminate flooring.

## DINING KITCHEN 4.8M X 3.2M (15'9" X 10'6")

UPVC double glazed French Doors, UPVC double glazed window, range of wall and base units with roll edge worktops and breakfast bar, tiled splash backs, contemporary sink, 5 ring gas hob, double electric oven, extractor hood, space for washer; dryer and fridge freezer, tiled flooring, under stairs storage cupboard, ceiling spotlights.

## CONSERVATORY 3.6M X 2.9M (11'10" X 9'6")

UPVC double glazed French Doors & windows, laminate flooring.

## LANDING

UPVC double glazed window, loft access, airing cupboard.

## BEDROOM 3.5M X 2.9M (11'6" X 9'6")

UPVC double glazed window, radiator, fitted wardrobes.

## BEDROOM 3.6M X 2.5M (11'10" X 8'2")

UPVC double glazed window, radiator.

## BEDROOM 2.4M X 2.3M (7'10" X 7'7")

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

## BATHROOM 2M X 1.9M (6'7" X 6'3")

UPVC double glazed window, chrome heated towel rail, 'P' shape panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled walls.

## OUTSIDE

Front: Gravelled area with tarmac drive leading to garage.

Rear: Enclosed garden mainly laid to lawn with path leading to decked area extending behind the garage with open views over Nutbrook trail to rear.

## GARAGE 5.5M X 2.6M (18'1" X 8'6")

Up and over door, power and light.

## EPC INFORMATION

Energy Efficiency Rating = D

## CURRENT COUNCIL TAX BAND C

## 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

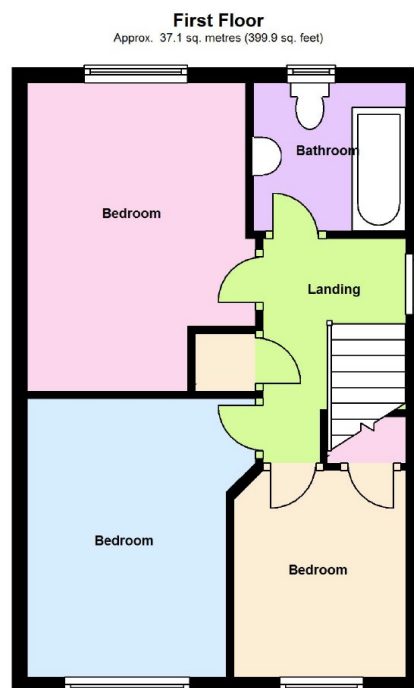
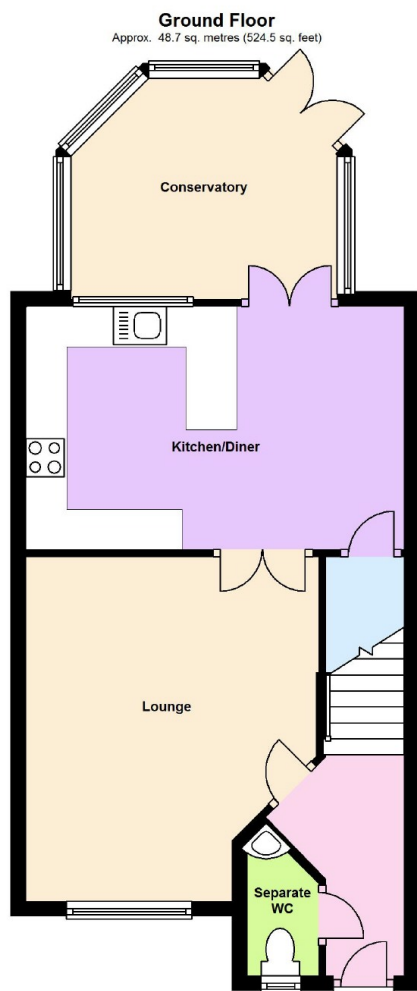
These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan

## 30 Sanders Close, Shipley View, DE7 9LN

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](http://www.theprs.co.uk)





Total area: approx. 85.9 sq. metres (924.3 sq. feet)