



Raven Avenue, Tibshelf



Property Description

Sold with vacant possession and no upward chain is this extremely well maintained two bedroom semi detached home set on a popular cul-de-sac in the desirable Derbyshire village of Tibshelf. The property is presented to a high standard and an internal inspection is highly advised. To the ground floor is an entrance hall leading to the good sized lounge. The property was extended twenty years ago so what was originally the kitchen is now a dining room with the kitchen now sitting in the extension at the rear. To the first floor are two good sized bedrooms and a three piece bathroom suite. externally to the front is a block paved driveway providing parking for multiple vehicle and there is a good sized enclosed rear garden incorporating seating, lawn and hardstanding for a shed. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Hall & Benson today!

Dining Room

13' x 7' 11" (3.96m x 2.41m)

With laminate flooring, radiator, ceiling light, double glazed window to the side and a door to the kitchen.

Kitchen

10' 11" x 9' 11" (3.33m x 3.02m)

Fitted with a range of matching wall and base units with complimentary work surfaces over with upstand splashbacks and an inset sink and drainer unit. There is space and plumbing for a freestanding gas cooker with a wall mounted extractor hood over, space and plumbing for a washing machine and there is an integrated fridge freezer. With laminate flooring, radiator, ceiling light, double glazed window to the rear and a double glazed door to the side.

Ground Floor

Entrance Hall

Accessed via a double glazed door to the front, with a ceiling light, stairs rising to the first floor and a door to the lounge.

Lounge

16' 7" x 13' max (5.05m x 3.96m max)

With a double glazed window to the front, radiator, ceiling light and a door to the dining room.



First Floor

Landing

With a ceiling light and doors to bedrooms one, two and the bathroom.

Bedroom One

12' 5" x 9' 11" (3.78m x 3.02m)

With a double glazed window to the front, radiator and a ceiling light.

Bedroom Two

12' x 7' 6" (3.66m x 2.29m)

With a double glazed window to the rear, radiator and a ceiling light.

Bathroom

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and a panel bath. With vinyl flooring, radiator, ceiling light and a double glazed obscure window to the rear.

Outside

The property sits behind a block paved driveway providing off road parking for multiple vehicles.

To the rear is a good sized garden incorporating a lawn with planted borders, seating area and hardstanding for a shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: ALF101625 - 0001