



1 Hall Terrace,  
Clay Cross, S45 9LU

OFFERS IN THE REGION OF

£175,000

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WILKINS VARDY

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ATTRACTIVE END TERRACE HOUSE - THREE BEDS - TWO BATHROOMS - REAR GARAGE - NO CHAIN

Offered for sale with no upward chain is this attractive end terrace house which offers 973 sq.ft. of accommodation over three floors. Requiring some cosmetic upgrading, the property features a good sized living room, kitchen with integrated cooking appliances, small conservatory and a utility room with shower room off. There are also three double bedrooms and a further bathroom, making this an ideal home for a variety of buyers. Outside, there is a low maintenance garden, and a detached single garage.

Occupying a cul-de-sac position, residents will enjoy easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable.

This terraced house on Hall Terrace is not just a property; it is a place where you can truly feel at home. Do not miss the chance to make this lovely property your new home.

- ATTRACTIVE END TERRACE HOUSE
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- CONSERVATORY
- FAMILY BATHROOM
- NO CHAIN
- GOOD SIZED LIVING ROOM
- UTILITY ROOM WITH SHOWER ROOM OFF
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE, CAR STANDING SPACE & LOW MAINTENANCE REAR GARDEN
- EPC RATING: D

## General

Gas central heating (Baxi Duotec 28 Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 90.4 sq.m./973 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A uPVC front entrance door opens into a ...

## Living Room

11'10 x 11'9 (3.61m x 3.58m)  
A front facing reception room spanning the full width of the property.

## Centre Lobby

Having a built-in under stair store cupboard.

## Kitchen

12'8 x 11'9 (3.86m x 3.58m)  
Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.  
Space is provided for an under counter fridge.  
Vinyl flooring.  
A couple of steps lead up to a door which opens to the staircase which rises to the First Floor accommodation.  
A further door gives access into a ...

## Utility Room

7'9 x 6'4 (2.36m x 1.93m)  
Having some fitted wall units and a worktop with space and plumbing below for a washing machine and space and vent for a tumble dryer.  
Vinyl flooring.  
A uPVC double glazed door gives access onto the rear of the property.  
Further doors from here open into a conservatory and a shower room.

## Shower Room

6'4 x 5'0 (1.93m x 1.52m)  
Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and a low flush WC.  
Vinyl flooring.

## Conservatory

8'8 x 5'5 (2.64m x 1.65m)  
Having uPVC double glazed French doors which overlook and open onto the rear garden.

## On the First Floor

## Landing

With a door giving access to a staircase which rises to the Second Floor accommodation.

## Bedroom One

12'10 x 8'6 (3.91m x 2.59m)  
Accessed via two doors from the landing, a good sized rear facing double bedroom having a built-in over stair store cupboard.

## Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)  
A front facing double bedroom having a built-in storage cupboard.

## Bedroom Three

13'6 x 11'8 (4.11m x 3.56m)  
A good sized rear facing double bedroom.

## Bathroom

10'3 x 6'4 (3.12m x 1.93m)  
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Built-in storage cupboards, one of which houses the gas boiler.  
Vinyl flooring.

## On the Second Floor

## Bedroom Three

13'6 x 11'9 (4.11m x 3.58m)  
A good sized double bedroom with two windows overlooking the rear of the property.

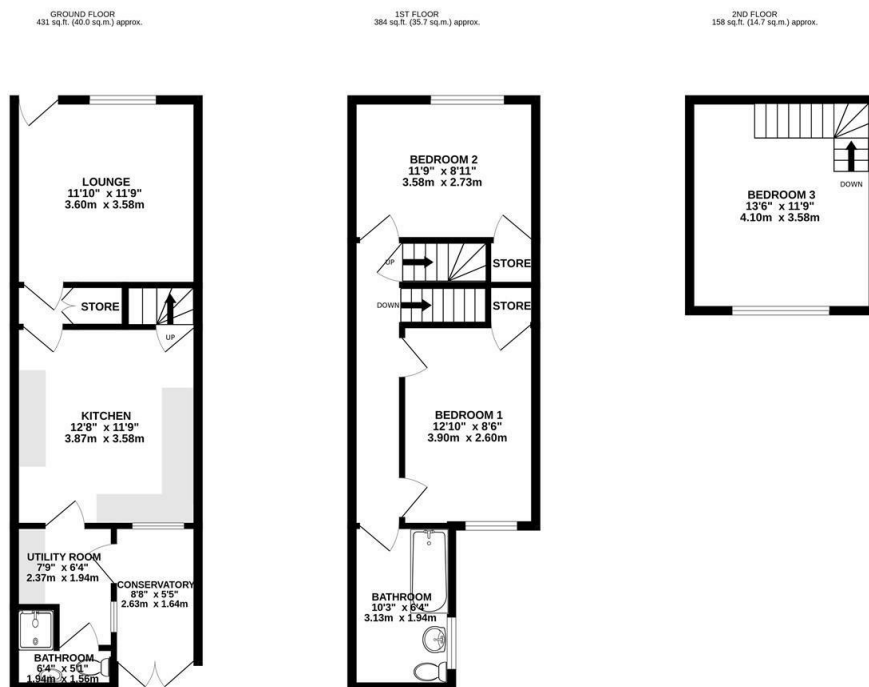
## Outside

There is a block paved front forecourt and off street parking for one car.

To the rear of the property there is an artificial lawn and a raised planted border. A path leads to a gate which opens to a rear service road where there is a Detached Single Garage having an 'up and over' door, light and inspection pit.







TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Memphis 02025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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