



**16 Marlow Crescent, West Hallam  
Derbyshire DE7 6PD**

**£164,950**

Margi Willis Estates are delighted to offer to the market this well presented two bedroom modern mid townhouse which is situated in a cul-de-sac position in the ever popular village of West Hallam. The accommodation includes: Entrance hall, fitted kitchen, lounge dining room, conservatory, two bedrooms and a family bathroom with a white suite. Outside there is a driveway with parking for one car and further parking for two vehicles to the far right of the property and there is an enclosed private garden at the rear. Double glazed windows and gas centrally heated with a Bosch Worcester combi boiler. This property will appeal to first time buyers, first time home movers and investors alike, and an early internal inspection is recommended.



### Entrance Hall

With a single glazed entrance door to the front elevation, radiator and doors to:

### Fitted kitchen

7'9" x 8'6" (2.38 x 2.60)  
Fitted with a matching range of wall, base and display cabinets with working surfaces above, stainless steel sink and drainer unit, complementary ceramic tiled splashbacks, Bosch Worcester wall mounted boiler, space for automatic washing machine, slimline dishwasher, freezer and fridge, radiator and a double glazed window to the front elevation.

### Lounge Dining Room

15'5" x 11'10" (4.72 x 3.62)  
With windows and an entrance door to the rear elevation giving access to the conservatory, two radiators and an open plan staircase rising to the first floor.

### Conservatory

10'11" x 12'4" (3.33 x 3.76)  
Being of a hardwood and double glazed construction with laminate flooring and double glazed windows and door leading out to the rear garden.

### Landing

### Bedroom One

12'11" x 12'0" max (3.94 x 3.66 max)  
With a double glazed window to the rear elevation, fitted wardrobes.

### Bedroom Two

5'8" x 11'6" (1.75 x 3.52)  
With a double glazed window to the front elevation and a radiator,

### Bathroom

Fitted with a white three piece suite comprising of a panelled bath with a mixer shower over, close coupled wc, pedestal wash hand basin, complementary ceramic tiled splashbacks, radiator, airing cupboard and a double glazed window to the front elevation.

### Outside Front

To the front elevation there is a driveway providing off the road car standing and a footpath to the front door.

### Off Road Parking

There is off road parking for two vehicles to the far right of the property

### Enclosed Rear Garden

The enclosed rear garden is not overlooked and is laid to lawn with decking and shrub and border planting, there is a garden shed and gated rear access.

### DISCLAIMER

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or 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 plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

### Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.

### Mortgage Advice

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We can provide you with a conveyancing quotation for your sale and/or purchase upon request.

