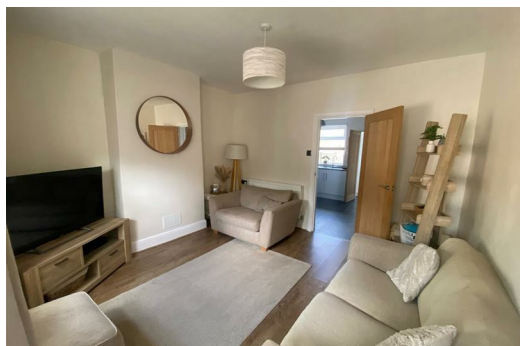




10 The Brickyard, Stanley Common Derbyshire DE7 6FR

£184,950

Margi Willis Estates are delighted to offer to the market this superbly renovated three double bed roomed cottage which is situated in a semi-rural location in ever popular Stanley Common. The Brickyard is accessed from Belper Road and is ideally placed for the highly regarded local schools, shops, bus routes and excellent road links to Derby & Nottingham. The previous Vendor carried out a full programme of refurbishment with fine attention to detail including new oak doors throughout, new kitchen and bathroom. The beautifully appointed accommodation is arranged over three floors and includes: Fitted kitchen, ground floor bathroom, lounge, three double bedrooms, gardens and parking. Ideal as an investment purchase, a first time buy or a bolt hole with countryside views, early viewing is strongly advised.



Entrance

With a double glazed entrance door, tiling to the floor and doors to:

Bathroom

Fitted with a white four piece suite comprising of a paneled bath, a larger than average walk-in shower cubicle with a mains shower, close coupled WC, pedestal wash hand basin, complementary ceramic tiling to splashbacks, radiator and underfloor heating and a double glazed window to the rear elevation.

Kitchen Dining Room

10'5" x 9'8" (3.18 x 2.95)

Fitted with a matching range of white hi-gloss wall and base cabinets with working surfaces above, stainless steel sink and drainer unit, space for appliances including fridge freezer, space and plumbing for an automatic washing machine, integrated gas hob with chimney style hood above, integrated electric oven, tiling to splashbacks and floor, double glazed window to the rear elevation, door giving access to the pantry/larder, radiator and wall mounted 'Worcester' combi boiler. Space for a dining table and chairs, access to the staircase rising to the first floor and door to the lounge.

Lounge

12'7" x 12'2" (3.86 x 3.71)

With a double glazed window to the front elevation, door to the front porch and a radiator.

Landing

Doors to:

Bedroom One

13'3" x 12'0" (4.06 x 3.68)

With a double glazed window to the front elevation and a radiator.

Bedroom Two

10'2" x 9'6" (3.12 x 2.90)

With a radiator and a double glazed window to the rear elevation boasting open countryside views.

Second Floor

Bedroom Three

18'6" x 13'8" overall (5.64 x 4.17 overall)

With a double glazed window to the front elevation, radiator and exposed beams.

Outside Rear

There is a forecourt providing off street parking and access to the 'front' entrance door.

Garden

There is a generously sized garden located to the front of the property, which is laid to lawn and there are fenced boundaries.

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.

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laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Mortgage Advice

Independant Mortgage Advice is available through our Independant Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Conveyancing For Selling & Purchasing

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

