



Warmwells Lane, Ripley, DE5 8JB

Asking Price Of £160,000

- NEW TO THE MARKET WITH NO UPWARDS CHAIN - SMARTMOVE HOMES are delighted to bring to the market this excellent TWO DOUBLE BEDROOM mid terrace cottage in Marehay briefly comprising of TWO SPACIOUS RECEPTION ROOMS, large store room and breakfast kitchen to the ground floor. To the first floor landing there are two good sized bedrooms and a generous UPSTAIRS BATHROOM, outside there is an ENCLOSED REAR GARDEN and OFF ROAD PARKING. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



Property Description

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GROUND FLOOR

LIVING ROOM

Spacious reception room with window and door to front elevation, gas feature fireplace with wooden surround and marble hearth, laminate floor, central heating radiator and small storage cupboard housing the gas and electricity meter.

INNER HALLWAY

Gives access to the first floor landing and has a large under stairs storage cupboard with lighting.

DINING/SITTING ROOM

Window to rear elevation, electric feature fireplace with wooden surround and marble hearth, central heating radiator and an internal stable door into the kitchen.

BREAKFAST KITCHEN

Modern fitted kitchen with matching wall and base units, work surface with inset stainless steel sink and drainer, built in electric oven, gas hob with extractor fan over, integrated fridge freezer space and plumbing for a washing machine. Two windows and a door to side elevation, breakfast bar, tiled floor and central heating radiator.





FIRST FLOOR

FIRST FLOOR LANDING

Access to the loft.

MASTER BEDROOM

Double bedroom with window to front elevation, built in wardrobes, laminate floor and central heating radiator.

BEDROOM TWO

Double bedroom with window to rear elevation and central heating radiator.



BATHROOM

Three piece bathroom suite comprising of a fitted bath with electric shower over, WC and pedestal wash basin. obscure window to side elevation, vinyl floor and central heating radiator.

OUTSIDE

FORE GARDEN

Small low maintenance courtyard fore garden.

REAR GARDEN

Private and enclosed rear garden with a small patio seating area, laid lawn, pathway down to a stoned border and a gate accessing the off road parking. To the rear there is a brick built out building with storage.

OFF ROAD PARKING

Off road parking for up to two vehicles on a concrete driveway. The driveway is accessible off Bowler Street.

OTHER INFORMATION

EPC: D

TENURE: FREEHOLD



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

