





CONTEMPORARY THREE-STOREY, TWO-BEDROOM
TOWNHOUSE WITH REAR PARKING – SPACIOUS
LAYOUT – NO UPWARD CHAIN

Ideally situated within easy walking distance of the town centre, this smart and modern two-bedroom townhouse offers comfortable, low-maintenance living with uPVC double glazing and gas central heating throughout. Perfect for first-time buyers or investors, the property provides a practical and well-planned layout, including an entrance hallway, fitted kitchen, lounge/diner, and a useful ground-floor cloaks/WC. The first floor features a generous master bedroom with en-suite, while the second bedroom occupies the top floor alongside the family bathroom.

The property is conveniently placed for a wide range of amenities—shops, schools, and a leisure centre—and offers excellent transport links via the nearby A50, connecting to major road networks. The Peak District is also within easy reach. Offered with no upward chain.

Viewing strictly by appointment.




ABODE
SALES & LETTINGS

Hallway

A welcoming entrance hallway featuring the electrical consumer unit, staircase to the first-floor landing, a useful under-stairs storage cupboard, central heating radiator and smoke alarm, with doors leading to the ground-floor accommodation.

Cloakroom/W.C.

A well-presented cloakroom fitted with tiled flooring, floating wash basin with mixer tap and tiled splashback, low-level WC and extractor fan.

Kitchen

A bright, front-facing kitchen with a UPVC double-glazed window and tiled flooring throughout. The kitchen offers a range of matching base and wall units with wood-block effect work surfaces. Integrated features include a stainless steel sink and drainer with mixer tap, Worcester Bosch combination gas boiler, four-ring stainless steel gas hob with matching extractor hood, and oven/grill. Additional benefits include ceiling spotlights, smoke alarm, and plumbing plus space for further freestanding appliances.

Lounge/Dining Room

A spacious reception room complete with central heating radiator, TV aerial and telephone points. UPVC double-glazed French doors open onto the rear garden, complemented by adjoining double-glazed side panels that allow plenty of natural light.

Landing

Featuring a UPVC double-glazed window to the front elevation, central heating radiator, useful storage cupboard, and staircase rising to the second floor. Internal doors lead to:







Bedroom

A comfortable double bedroom with UPVC double-glazed window overlooking the rear, central heating radiator and TV aerial point. Door to:

En-suite

A modern three-piece shower suite with tiled flooring, complementary wall tiling, low-level WC, floating wash basin with mixer tap and splashback, shower cubicle with folding glass screen, ceiling spotlights, extractor fan and central heating radiator.

Second Floor

Bedroom Two

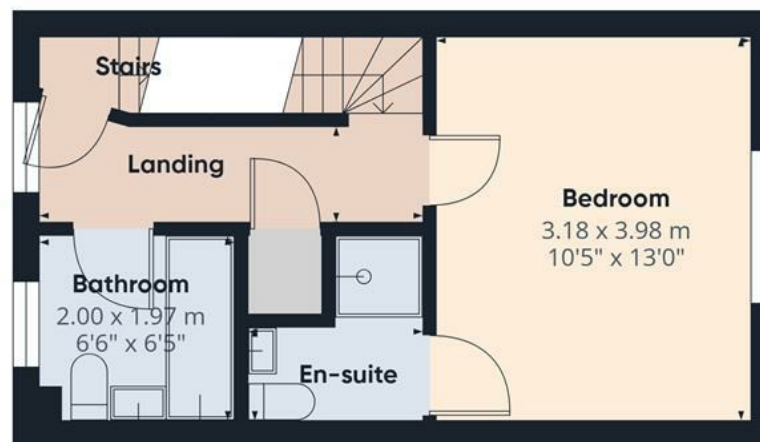
A generously sized second bedroom with two double-glazed Velux windows, built-in eaves storage, central heating radiator, TV aerial point and smoke alarm.







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

67.1 m²

722 ft²

Reduced headroom

3.7 m²

39 ft²

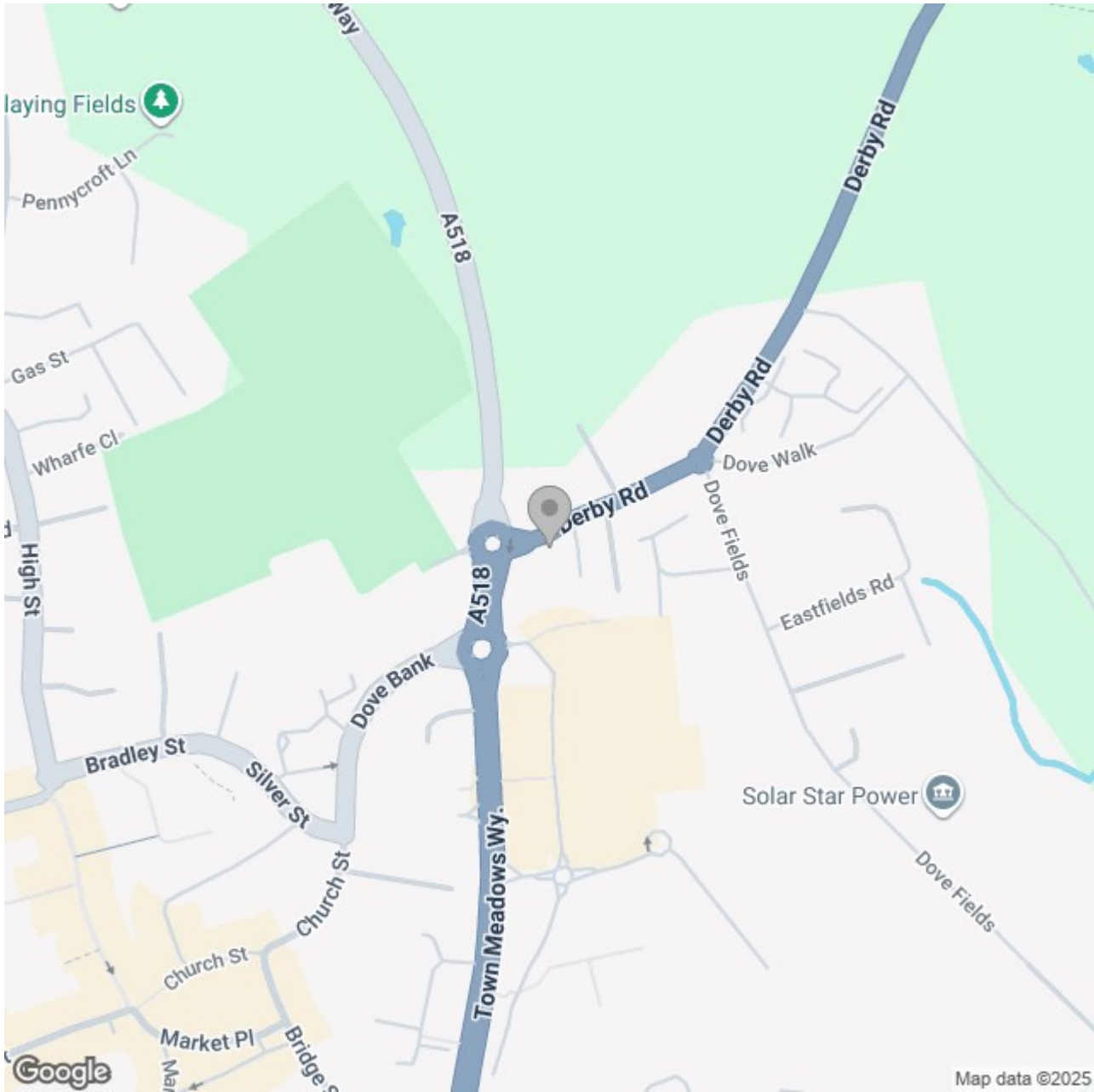
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 