

Wood Lane, Newhall, Derbyshire, DE11 0LX
£130,000





**** IMMACULATE PROPERTY WITH AN OUTSIDE CONVERTED WASHI ROOM INTO AN OFFICE/ANNEX **** Terraced property offering a hall area, lounge, fitted dining kitchen, two double bedrooms and a bathroom. Enclosed rear yard with a converted brick and tiled wash room into an office/annex.
INTERNAL VIEWING A MUST.



HALL

Entrance door into the hall, open through to the lounge.

LOUNGE

Stairs to the first floor, fitted storage, radiator and upvc double glazed window.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine, space for a fridge freezer, upvc double glazed window and double doors onto the garden and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

ANNEX

Brick and tile former washroom with a fitted kitchen area and built in bed, desk space and, window and exposed beams.

YARD

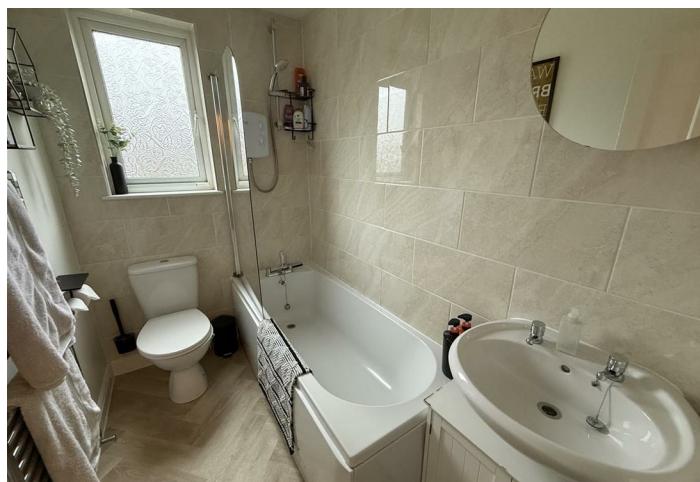
Composite decking and blocked patios.

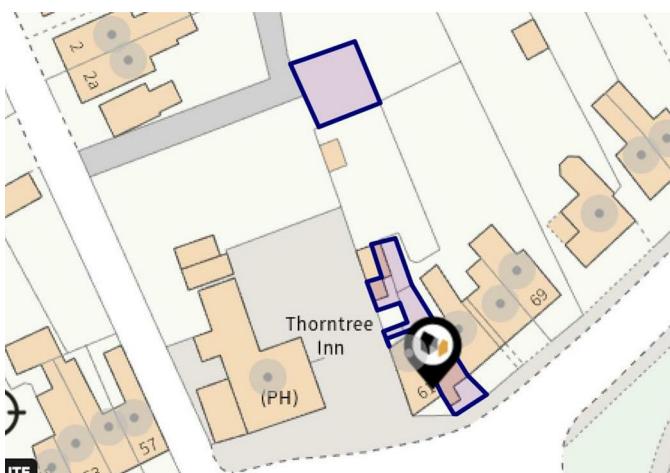
GARDEN

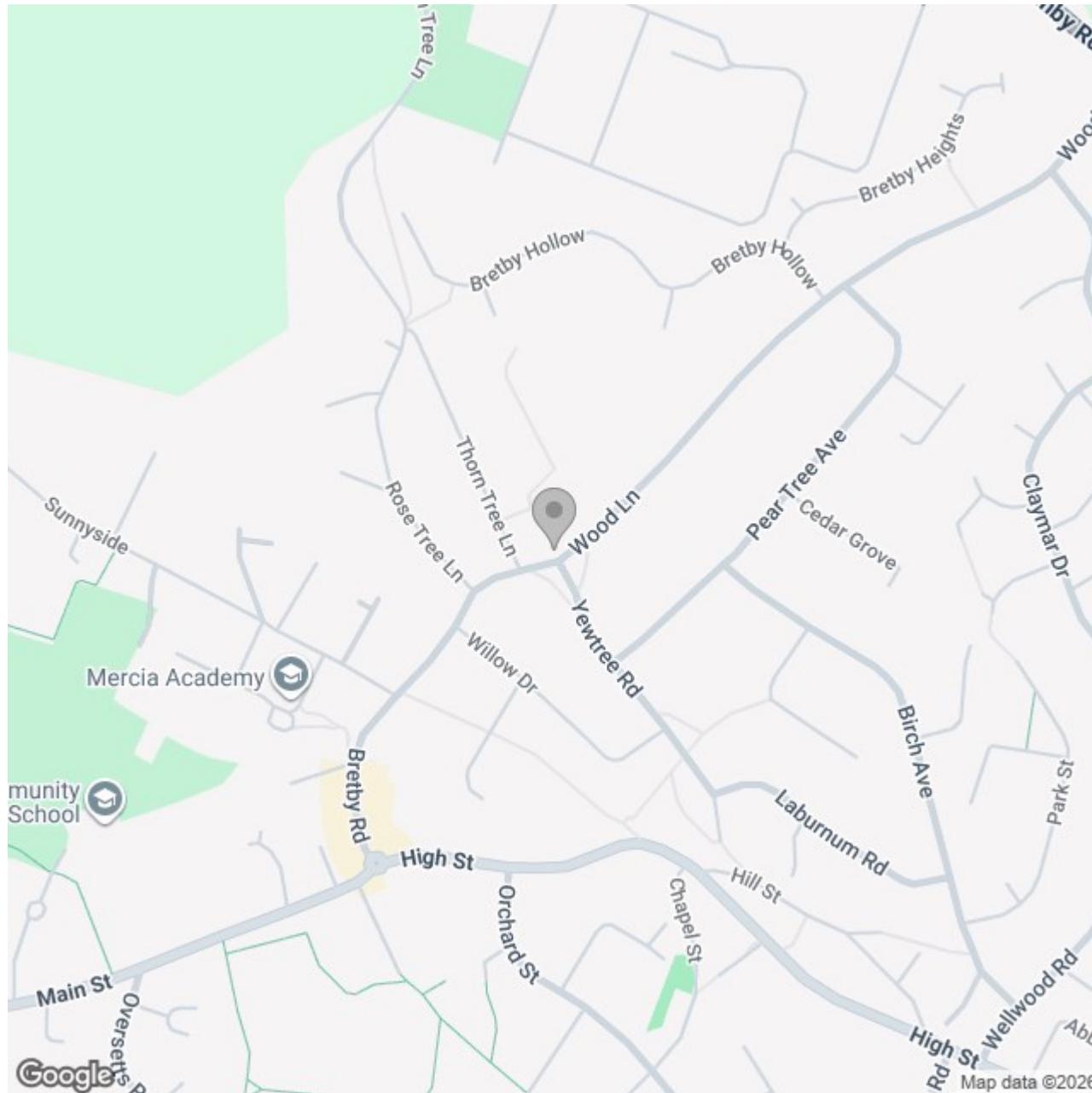


There is also an additional garden in a separate area (see title).









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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