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## Wire Lane, Newton, £140,000

- SEMI DETACHED HOUSE
- THREE BEDROOMS AND ATTIC
- TWO RECEPTION ROOMS
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING STRONGLY RECOMMENDED
- ENERGY RATING D



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Green & May are delighted to offer to the market this traditional semi detached home which we think would be suited to a first time purchaser wishing to get a foot on the housing ladder. The property has a gas central heating system and double glazing where specified and we would strongly recommend viewing as soon as possible. Briefly the accommodation comprises: Entrance porch, lounge with wall mounted electric fire, inner lobby, separate dining room with feature fireplace and double glazed French doors opening onto the rear garden. The kitchen has wall and base units and plumbing for dishwasher and washing machine, there is a rear lobby with storage and a ground floor bathroom. To the first floor there are three bedrooms and a first floor cloakroom/WC. The attic has a skylight window, ceiling spot lights and a central heating radiator. Outside there is an enclosed garden with patio, lawn and brick built outhouse. Within the popular village of Newton there is a convenience store/post office, village hall, public house, bus routes and a primary school. Alfreton town centre has a broader selection of shopping facilities, leisure centre, bus and railway stations and a golf club.

## Accommodation

### Entrance Porch

With double glazed door and window to the front.



### Lounge (13' 03" x 11' 03") or (4.04m x 3.43m)

With double glazed window to the front elevation, wall mounted electric fire, coving to the ceiling, central heating radiator, laminate floor and double glazed door to the porch.

### Inner Lobby

With under stairs store.



### Dining Room (13' 02" x 12' 08") or (4.01m x 3.86m)

With double glazed French doors to the rear, laminated floor, feature fireplace with pebble effect fire, double glazed window to the side elevation and door to the stairs.



### Fitted Kitchen (9' 09" x 7' 03") or (2.97m x 2.21m)

With a range of wall and base units incorporating wine rack, drawers, square edged counter tops, complementary tiling to the walls and floor, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, gas cooker point, appliance space and double glazed window to the side elevation.

### Rear Lobby

With double glazed door to the side, fitted wall unit, central heating radiator and door to the bathroom.





## Ground Floor Bathroom

With white three suite which comprises: panel bath with shower and glazed screen, pedestal wash hand basin, low level WC, complementary tiling to the walls, ceiling spot lights, extractor fan, central heating radiator and double glazed window to the rear elevation.

## Landing

With doors to the first floor accommodation.



## Bedroom 1 (12' 02" x 11' 03" ) or (3.71m x 3.43m)

With built in cupboard over the stairs, central heating radiator and central heating radiator.



## Bedroom 2 (9' 04" Max x 9' 03") or (2.84m Max x 2.82m)

To chimney Breast. With coving to the ceiling, central heating radiator, built in cupboard and double glazed window to the rear elevation.

## Bedroom 3 (9' 01" Max x 7' 03") or (2.77m Max x 2.21m)

Narrowing to 7ft 3. With built in cupboard housing the central heating boiler, central heating radiator and double glazed window.

## First Floor Cloakroom / W.C.

With low level WC, and wash hand basin.



## Attic

With sky light window to the rear, TV aerial connection point and central heating radiator.



## Outside

There is an enclosed garden to the rear with lawn and decorative borders, external light and tap, paved patio area and brick built outhouse. There is a boundary hedge to the front.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

## Tenure

We are informed that the tenure is Freehold

## Council Tax


Band A

## Directions

For Satellite Navigation the Post Code is DE55 5SA



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.