



**Nuthall Circle**  
**Kirk Hallam, Derbyshire DE7 4GU**

**£150,000 Freehold**

A TWO BEDROOM MID TOWN HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS BLANK CANVAS TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

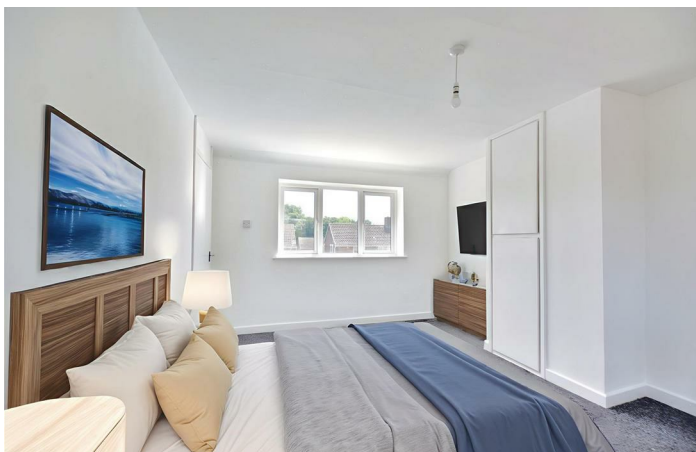
With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, front to back dual aspect living room, spacious breakfast kitchen with understairs storage cupboard and boiler house. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing and gardens to both the front and rear.

There is the potential to create off-street parking to the front, similar to some of the neighbouring properties, subject to lowering the kerb and approvals needed through the Local Authority.

Also situated nearby is a children's play park, ideal for families, and the property is situated with close proximity of nearby amenities, transport links and access to open countryside.

We believe that this property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## HALL

6'3" x 3'1" (1.93 x 0.96)

uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, telephone point, staircase rising to the first floor, doors to living room and kitchen.

## LIVING ROOM

14'10" x 11'1" (4.54 x 3.40)

Dual aspect room with double glazed windows to both front and rear, radiator, media points.

## BREAKFAST KITCHEN

16'2" x 10'1" (4.93 x 3.09)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, space for full height fridge/freezer, space for cooker with extractor canopy over, plumbing for washing machine. Double glazed windows to both the front and rear, radiator, space for dining table and chairs, two useful understairs storage cupboards, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes. This room also houses the electricity LCD meter and offers space for storage. uPVC panel and double glazed exit door then leads to the garden patio.

## FIRST FLOOR LANDING

Double glazed window to the rear overlooking the garden, doors to both bedrooms and bathroom, loft access point.

## BEDROOM ONE

15'8" x 11'1" (4.78 x 3.40)

Dual aspect bright and airy room with double glazed windows to both the front and rear, radiator, useful storage closet with shelving.

## BEDROOM TWO

10'0" x 10'4" (3.05 x 3.17)

Double glazed window to the front, radiator, useful overstairs storage cupboard, fitted double wardrobe with hanging rail and shelving.

## BATHROOM

7'1" x 6'3" (2.17 x 1.92)

Three piece suite comprising panel bath with glass shower screen and mains shower, wash hand basin, push flush WC. Tiling to the walls, tile effect flooring, wall mounted bathroom cabinet, double glazed window to the rear, extractor fan, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is hedgerow and fencing to the boundary line with pedestrian gate and pathway providing access to the front entrance door. There is the potential to create off-street parking, similar to that of other neighbouring properties. However, this would be subject to the usual permissions and approvals through the Local Authority.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line, good size paved patio area (ideal for entertaining) with pathway leading to the foot of the plot to a further patio space with decorative stone chippings, garden lawn. There is an external water tap and lighting point.

## DIRECTIONS

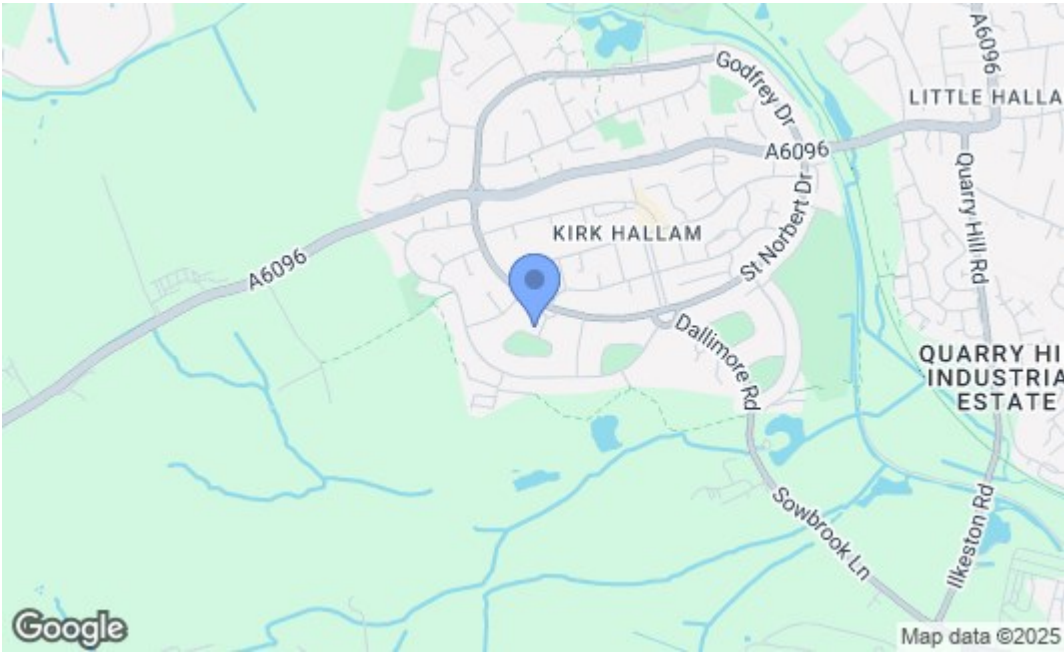
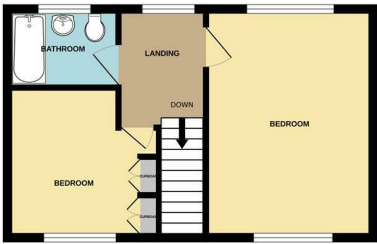
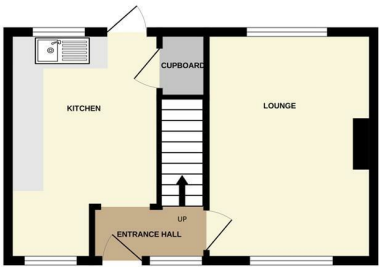
Enter Kirk Hallam via New Stanton, passing the Dallimore School on the left. Follow the bend in the road to the left onto St. Norbert Drive and take a left hand turn onto Nuthall Circle. Follow the bend in the road to the left, passing the green, Number 16 can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.