

Dearden Fold, Edenfield, BLO 0LH



2 beds 1 bath 2 livings

£265,000



Key Features

Full Description



Belvoir Sales & Lettings are delighted to receive instructions from our clients to offer for purchase this delightful detached family home, which is presented to a high standard throughout.

The accommodation on offer briefly comprises; entrance porch, entrance hall, open plan fitted kitchen and dining room, ground floor bathroom, conservatory, lounge, study, two first floor bedrooms, the master having the benefit of en-suite facilities, the second bedroom with dressing room and en-suite shower room (the dressing room has the potential to be a third bedroom).

The property has the benefit of uPVC double glazing, gas central heating and is protected by an alarm system.

Outside the property has gardens to both the front and rear together with a driveway providing off road parking leading to the attached single garage.

Your early viewing of this property is strongly recommended.

Accommodation

Ground Floor

Entrance Porch Via leaded glass front door, uPVC double glazed window, textured ceiling, tiled floor.

Entrance Hall With decorative coving, ceiling light point, smoke alarm, Victorian style radiator, open plan staircase leading to the first floor.

Bathroom w.c. 8' 6" x 6' 2" (2.59m x 1.88m) With three piece suite comprising; Victorian style wash hand basin set into vanity unit, panelled bath with antique style shower attachment, shower screen, low flush w.c., part tiled elevations, inset spot lighting, uPVC double glazed window, extractor, Victorian style radiator.

Dining Room 14' 2" x 11' 11" (4.32m x 3.63m) With tiled floor, tilt and slide uPVC double glazed patio door, two Victorian style radiators, uPVC door leading to the conservatory, ceiling light point, fitted stressed Oak wall and base unit with contoured work surface, wood panelled ceiling, beam, opening double doors leading to the lounge, access to hall.

Kitchen 9' 10" x 9' 2" (3m x 2.79m) With a fitted range of stressed Oak wall and base units incorporating a Belfast sink with chrome mixer tap and wooden drainage board, feature brick chimney breast with integrated Range Master 110 electric oven, with gas hob and hotplate, integrated fridge, plumbed for dishwasher, complimentary splash back tiling, wood panelled ceiling with inset spotlights, uPVC double glazed window, television aerial point, telephone point, tiled floor.

Conservatory 13' 10" x 8' 2" (4.22m x 2.49m) With uPVC double glazed panels to dwarf wall, tiled floor, contoured work surface, plumbed for automatic washing machine, two wall light points, fitted storage cupboard.

Lounge 18' 0" x 11' 0" (5.49m x 3.35m) With feature flame wall mounted gas fire, Victorian style radiator, uPVC double glazed French doors with complimentary uPVC double glazed side windows leading to the feature decked patio area with views over to Scout Moor, two sets of double opening doors leading to the dining room and study, decorative coving, two ceiling roses, two wall mounted picture lights, television aerial point.

Study 11' 10" x 9' 10" (3.61m x 3m) Via double opening doors from the lounge, uPVC double glazed bay window, Victorian style

radiator, telephone point, decorative coving, ceiling rose, door giving access to hall.

First Floor

Master Bedroom 13' 8" x 12' 3" (4.17m x 3.73m) including wardrobes) With a range of fitted wardrobes, drawers and matching bedside cabinets, Victorian style radiator, ceiling light point, uPVC double glazed window, access to separate eaves storage, wash hand basin set in vanity unit, television aerial point.

En-suite 7' 0" x 2' 8" (2.13m x 0.81m) (into shower cubicle) With two piece suite comprising; walk in shower cubicle, low flush w.c., heated towel radiator, wood panelled ceiling with ceiling light point, uPVC double glazed window, tiled floor.

Bedroom Two 13' 1" x 11' 6" (3.99m x 3.51m) (Some Restricted Headroom) With a fitted range of bedroom furniture, double glazed window, Victorian style radiator, ceiling light point.

En-suite 7' 8" x 4' 11" (2.34m x 1.5m) (into shower cubicle) With three piece suite comprising; walk in shower cubicle, wash hand basin, low flush w.c., Victorian style radiator, tiled floor, uPVC double glazed window, ceiling spot lights.

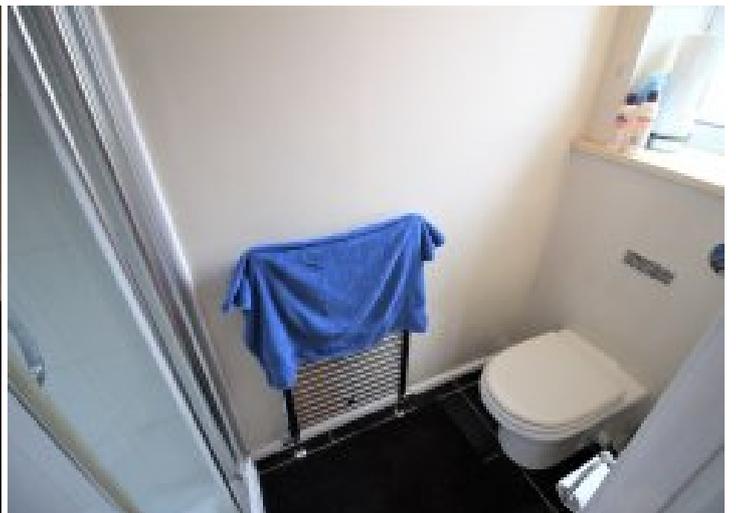
Study 7' 7" x 7' 4" (2.31m x 2.24m) Could easily be converted into third bedroom. With fitted vanity unit, ceiling light point, Victorian style radiator, uPVC double glazed window.

Outside To the front of the property there are paved steps giving access to the entrance, raised garden laid to lawn with mature shrubs, a decked patio area with spindle balustrade, external lighting, external power point, views towards Scout Moor. To the rear of the property there is a garden laid to lawn with mature shrub borders, external light, block paved patio area, fencing, a block paved driveway provides off road parking leading to the attached single garage.

Garage Via up and over door, Valiant Combi boiler fitted 2013, power and light connected, gas and electric meters.

Additional Information The Vendor informs us that the dining room, kitchen, lounge and bathroom benefit from a Bang & Olufson Beo System 9500 with remote units. The property is Freehold and Council Tax Band D

Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.



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