

SCARGILL MANN & CO.

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12 Hawthorn Crescent Findern, Derby, DE65 6AN



A well presented two bedroom town house being offered for sale with the benefit of no upward chain situated in a convenient location for local facilities within Findern.

- NO UPWARD CHAIN
- Centrally heated and double glazed throughout • Entrance hall
- Lounge opening into extended dining room • Fitted kitchen
- Two double bedrooms • Further box room • Family bathroom
 - Private rear garden with brick built store
 - VIEWING RECOMMENDED •

Price £159,995



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GENERAL INFORMATION

THE PROPERTY

Occupying a pleasant position close to the heart of the village of Findern which boasts local facilities and swift access to the delightful marina at Willington.

The property is constructed to a traditional designs of brick and tile and enjoys the benefits of gas central heating and double glazing. An internal inspection will reveal entrance hall, lounge opening into extended dining room, recently refitted kitchen with stylish units, two double bedrooms to the first floor and a family bathroom. There is also a useful box room.

Outside, to the rear is a pleasant garden laid mainly to lawn with decking and a brick built store.

The sale provides a good opportunity for a discerning purchaser to acquire this well appointed, traditionally styled town house enjoying a peaceful location.

LOCATION

Findern is a popular village situated close to the A38 linking to Derby and Burton upon Trent. There is a popular local primary school and it is within the catchment area of the well regarded John Port Spencer Academy in nearby Etwall. Other local facilities are also available and easy access is available to the marina at Willington.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

ENTRANCE HALL

With stairs to first floor landing, under-stairs storage cupboard, central heating radiator.

LOUNGE 3.56m x 5.48m (11'8" x 18'0")

With laminated floor covering, central heating radiator, decorative coving.

EXTENDED DINING ROOM 2.32m x 2.2m (7'7" x 7'3")

With french door providing access to rear garden, laminated floor covering.

KITCHEN 2.85m x 3.75m (9'4" x 12'4")

With inset sink unit with mixer tap over and base cupboard beneath, a further range of high-gloss grey base units with work-surfaces over, tiled surrounds, plumbing for automatic washing machine. Range style cooker with extractor hood above. Complementary wall mounted cupboards. Under-stairs storage area, central heating radiator, laminated floor covering and door to the rear off.

FIRST FLOOR ACCOMMODATION

LANDING

With doors leading off.

BEDROOM ONE 4.7m x 2.83m (15'5" x 9'3")

With built-in airing cupboard housing boiler providing domestic hot water and servicing the central heating system. Central heating radiator.

BEDROOM TWO 2.72m x 3.9m (8'11" x 12'10")

With central heating radiator.



BOX ROOM 1.0m x 3.76m (3'3" x 12'4")

With central heating radiator.

FAMILY BATHROOM

With low level w.c., pedestal wash hand basin, panelled bath with shower over and glazed side screen. Tiled surrounds, extractor fan, laminated floor covering, chrome heated towel rail.

OUTSIDE AND GARDENS

To the rear is a patio area, secondary decking area, lawns with borders and brick built store.

TENURE

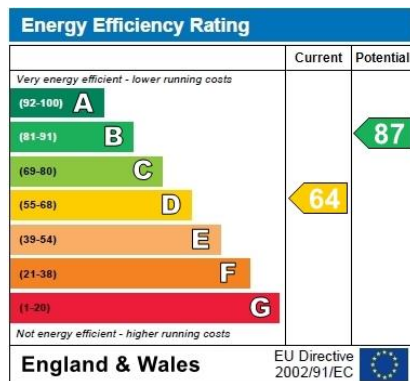
Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band A

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (DM/DLW November 2020)/A/B



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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