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15 Thurstone Furlong

Chellaston

Derby

DE73 5PZ

Price

£155,000

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- Sought after location
- Gas fired central heating
- UPVC double glazing
- Entrance hall
- Open plan living dining room Fitted kitchen
- Two double bedrooms and family bathroom to the first floor
- Single garage
- Enclosed low maintenance rear garden
- VIEWING RECOMMENDED
- Ideal for the first time buyer/investor

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Occupying this ever popular and convenient residential location, this two bedroom modern mid terrace property offers well presented living accommodation with gas central heating and double glazing.

Internally the property provides, entrance hall, open plan living/dining room and fitted kitchen to the ground floor. To the first floor off the landing leads to two bedrooms and a bathroom.

Outside, the property enjoys a pleasant outlook overlooking a green and has a small foregarden, low maintenance rear garden and a useful single garage.

## LOCATION

Chellaston provides a choice of facilities including schooling at all levels with (the renowned Chellaston school catchment area). A further choice of shops and other local amenities can be located within walking distance. The A50 is easily accessed and ensures fast access to the motorway network, Nottingham East Midlands Airport and connections to other regional centres. The A50 is easily accessed and ensures fast access to the motorway network, Nottingham East Midlands Airport and connections to other regional centres.





## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Radiator and stairs leading to the first floor.

#### OPEN PLAN LIVING DINING ROOM

5.28 x 3.58 (17'4" x 11'9")

Useful under stairs storage cupboard, radiator, TV aerial points, wall mounted gas fire and double glazed patio doors leading to the rear garden.

#### FITTED KITCHEN

3.02 x 1.69 (9'11" x 5'7")

Having a range of base storage units, fitted work surfaces, stainless steel sink unit and draining board, tiled splash-backs, plumbing for automatic washing machine and double glazed window to the front.

### ON THE FIRST FLOOR

#### LANDING

#### DOUBLE BEDROOM ONE

3.58 x 3.02 (11'9" x 9'11")

Having built-in wardrobes and double glazed window to the front, radiator.

#### DOUBLE BEDROOM TWO

3.60 x 2.64 (11'10" x 8'8")

Storage cupboard, double radiator and double glazed window to the rear.

#### FAMILY BATHROOM

White suite comprising, wash hand basin, panel bath with electric shower over, low level w.c.

### OUTSIDE & GARDENS

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Outside, the property enjoys a pleasant outlook overlooking a green and has a small foregarden and a low maintenance rear garden.

#### SINGLE GARAGE

Situated to the rear of the property.

#### COUNCIL TAX BAND

Derby City - A.

#### DIRECTIONAL NOTE

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The approach from Derby city centre is to head south along Osmaston Road passing through the suburbs of Allenton, Shelton Lock and Chellaston. On entering Chellaston turn right into Parkway at the traffic island, right again into Thurstone Furlong

where the property will be located on the left hand side as denoted by our 'for sale' board.

### VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (APB/SE).

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