

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

10 Prestbury Close Oakwood, Derby, DE21 2LT



Well presented one bedroom semi-detached property, with off road parking and garden, occupying a quiet cul-de-sac location within the popular area of Oakwood

- Ideal for the first time buyer/Investor • Well presented semi-detached property
- Quiet cul-de-sac location • Within easy reach of Springwood Leisure centre and a parade of shops
 - Double glazed • Off road parking • Pleasant and private low maintenance garden
 - Open plan living space comprising lounge/dining and kitchen area
- Double bedroom with fitted wardrobes and well appointed bathroom to first floor
 - **VIEWING RECOMMENDED** •

Price £117,500



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GENERAL INFORMATION

This is a well positioned one bedroom semi-detached residence in Oakwood. The property is set back behind a gravelled driveway providing ample off road parking leading to a very pleasant enclosed garden offering a good degree of privacy.

The property benefits from upvc double glazing and internally the accommodation comprises on the ground floor, open plan living space with lounge/dining area and kitchen. The first floor landing leads to a double bedroom with fitted wardrobes and a well-appointed bathroom.

LOCATION

The property's location is on Prestbury Close which has easy access to a nearby parade of shops offering an impressive range of facilities as well as recreational areas, Springwood Leisure Centre, public house, regular bus service to the city centre.

ACCOMMODATION

ON THE GROUND FLOOR

STORM PORCH

Incorporating useful storage cupboard and panel and glazed door to:

OPEN PLAN LIVING SPACE

Comprising:

LOUNGE/DINING AREA 3.87m x 2.52m (12'8" x 8'3")

With wall mounted electric heater, staircase to first floor, upvc double glazed window to front and side, feature archway to:

KITCHEN AREA 2.97m x 2.31m (9'9" x 7'7")

With U-shaped worktop having part tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, appliance spaces suitable for free-standing cooker, fridge freezer and washing machine, upvc double glazed window to side elevation over looking garden.

ON THE FIRST FLOOR

LANDING

Door to:

DOUBLE BEDROOM 3.25m x 2.89m (10'8" x 9'6")

Fitted wardrobes and upvc double glazed windows to front and side.

WELL APPOINTED BATHROOM 1.96m x 1.87m (6'5" x 6'2")

With a contemporary style white suite comprising, low flush w.c., pedestal wash hand basin, panel bath with electric shower over, electric towel rail upvc double glazed window to side.

OUTSIDE & GARDENS

There is an enclosed low maintenance garden to the side of the property offering a good degree of privacy with grey slate chipping, patio area, borders containing plants and shrubs with hard standing space for shed. There is off road parking to the front.



COUNCIL TAX BAND
Derby City Council - Band A.

VIEWING

Directions, leave derby through Chester Green along Mansfield road, turn right at mini traffic island, take the next left continuing along Mansfield road, up the hill to the new traffic island, turn right on to Bishops Drive, over next island then eventually right in to Prestbury close.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		1	1
England & Wales		EU Directive 2002/91/EC	

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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