

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

33 The Crescent Chaddesden, Derby, DE21 6QD



Traditionally styled two bedroom semi-detached property in a sought after location

- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- Traditional semi-detached property • No Upward Chain • Close to amenities
 - Entrance hall • Lounge and breakfast kitchen
 - Two double bedrooms and bathroom to first floor
- Established garden to the rear • Off-road parking to the front
- **VIEWING RECOMMENDED** •

Offers around £140,000 - No Upward Chain



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GENERAL INFORMATION

A traditionally styled two bedroom semi-detached and fully double glazed property being constructed on brick and tile and enjoying a peaceful locality within walking distance of enviable local shopping facilities. Outside is an established rear garden laid mainly to lawns with good sized patio and to the front there is ample off road parking.

The property would be ideal for the first time buyer/ investor and offers well proportioned accommodation throughout with gas central heating and is sold with no upward chain. The accommodation in brief comprises, entrance hall, lounge, breakfast kitchen. To the first floor are two double bedrooms and a modern bathroom to the first floor.

This is a good opportunity for a first time buyer/ investor to acquire this easy to manage property in a popular location.

LOCATION

There is a full range of amenities in Chaddesden on Nottingham Road including shops, public houses, schooling both at primary and secondary level and a regular bus service into Derby City centre. Chaddesden Park is close by with Locko Park and Elvaston Castle being a short drive away. The property is conveniently located with easy road access to the Derby ring road, A52 and M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor off and radiator.

LOUNGE 4m x 3.01m (13'1" x 9'11")

Laminate flooring, double radiator.

BREAKFAST KITCHEN 4.06m x 2.53m (13'4" x 8'4")

1½ bowl inset sink unit with mixer tap over, base cupboard under, a range of base and drawer units with work surfaces over, tiled surrounds, complementary wall mounted cupboards, gas hob with extractor hood over, built in electric oven and grill, extractor fan, plumbing for automatic washing machine, door to the rear off, radiator, understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

DOUBLE BEDROOM ONE 3.75m x 3m (12'4" x 9'10")

Built in wardrobes, radiator.

DOUBLE BEDROOM TWO 3m x 2.82m (9'10" x 9'3")

Radiator.

MODERN BATHROOM

Comprising, low level w.c., pedestal wash hand basin, panel bath with shower over, glazed side screen, tiled surrounds, full tiling to main walls, radiator.



OUTSIDE & GARDENS

There is off road parking to the front of the property and an established garden to the rear laid mainly to lawn with borders, timber garden shed and a block paved patio.

COUNCIL TAX BAND

Derby City - A.

DIRECTIONAL NOTE

From Derby proceed along the Nottingham Road travelling into the centre of Chaddesden then take a turning right into The Crescent. Proceed along The Crescent and the property is situated on the left hand side.

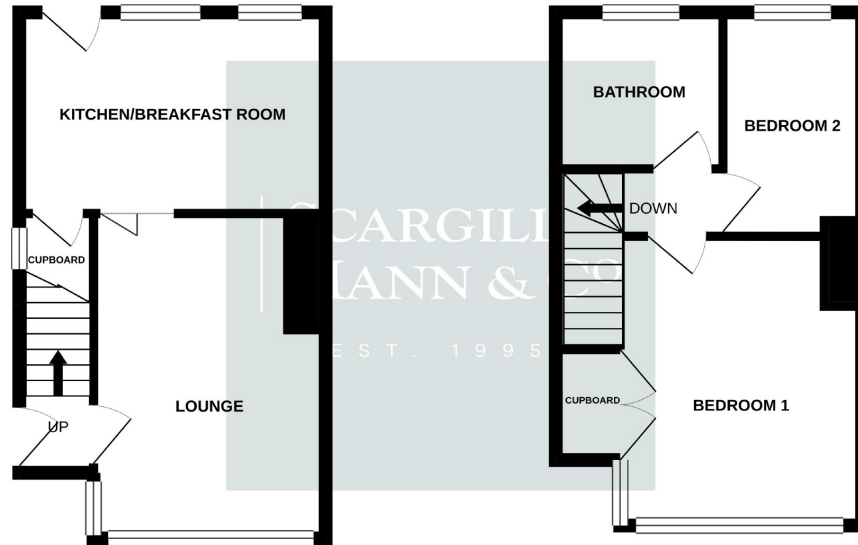
VIEWING

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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