

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

6 Euston Drive Chester Green, Derby, DE1 3TL



**Conveniently located two bedroomed modern semi-detached residence in sought after Chester Green
NO UPWARD CHAIN**

- Double glazed • Gas central heating • Entrance hall with staircase to first floor • Fitted kitchen • Lounge / dining room to rear • Two first floor double bedrooms • Bathroom • Enclosed lawned garden • Driveway • Easy access to Chester Green and Derby City centre •

Price £145,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

A conveniently located modern two bedroomed semi-detached residence ideal for a buy-to-let investment for first time buyer. Sold with the benefit of no upward chain, double glazing and gas central heating.

The accommodation comprises of hallway, kitchen, lounge / dining room, two first floor double bedrooms and a bathroom with white suite. Set back driveway and benefits from an enclosed rear garden.

LOCATION

The true feature of this sale is the property's fabulous location close to beautiful Chester Green. The property also has easy access to Darley Park and walks along the River Derwent. Darley Abbey Mills with a selection of restaurants and bars. Easy access into Derbyshire City centre.

GROUND FLOOR ACCOMMODATION

Panelled double glazed entrance door provides access to:

HALLWAY

Having central heating radiator. Telephone jack point. Staircase to first floor. Doorway to:

KITCHEN 2.97m x 2.3m (9'9" x 7'7")

With u-shaped granite style preparation surface having a tiled surround. Inset sink unit with mixer tap. Fitted base cupboards and drawers with

complementary wall mounted cupboards. Inset four plate gas hob with extractor hood over and oven. Appliance spaces suitable for a washing machine and fridge freezer. Double glazed window to front with pleasant outlook.

LOUNGE / DINING ROOM 4.35m x 3.61m (14'3" x 11'10")

Having a central heating radiator. Telephone jack point. Sealed unit double glazed patio door onto garden.

FIRST FLOOR ACCOMMODATION

LANDING

With access to loft space. Door to

BEDROOM ONE 3.63m x 2.62m (11'11" x 8'7")

Having a central heating radiator. Useful storage cupboard. Double glazed window to front.

BEDROOM TWO 3.61m x 2.7m (11'10" x 8'10")

Having a central heating radiator. TV aerial point. Double glazed window to rear.

BATHROOM 1.93m x 1.67m (6'4" x 5'6")

Partly tiled with a white suite comprising low flush WC, pedestal wash hand basin, panel bath with shower attachment. Central heating radiator.

OUTSIDE

The property benefits from a pleasant enclosed lawned garden. There is a driveway to the front providing off road parking. The property has the benefit of a pleasant open outlook over the



neighbouring grass banks.

COUNCIL TAX BAND

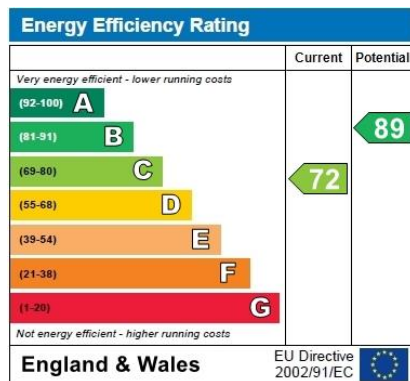
Derby Council - Band B.

DIRECTIONAL NOTE

On leaving the Derby Office, proceed out of town into Chester Green along Mansfield Road. Just before the green on the left hand side, turn right at the mini traffic island onto St Mary's Wharf road and then right again into Euston Drive where the property is located on the right hand side and clearly denoted by our For Sale board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office (BA/LS)



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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8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
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 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01 335 345460
 Tel: 01 283 548194
 Tel: 01 332 207720
 Tel: 01 629 584591
 Tel: 01 332 206620
 Tel: 01 283 520490
 Tel: 01 629 823489

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk
 tutbury@scargillmann.co.uk
 Wirksworth@scargillmann.co.uk