SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

9 Deacon Close

Oakwood, Derby, DE21 2BJ

Well-presented three bedroom semi-detached in a quiet cul-de-sac location in Oakwood

- Well-presented throughout
- Quiet cul-de-sac location
- Double glazing and gas central heating
- Entrance hall
- Dining kitchen and separate living room
- Three bedrooms and bathroom to first floor
- Enclosed rear garden and driveway to front
- Close to an excellent range of amneities
- VIEWING RECOMMENDED

Price £195,000

RICS

4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720

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ASHBOURNE | BURTON UPON TRENT | DERBY | MATLOCK

GENERAL INFORMATION

A semi-detached residence in a popular suburb of Derby, which has been tastefully presented throughout with double glazing and gas central heating. To the rear of the property is an enclosed garden and to front is a lawned garden with adjacent driveway providing off-road parking. Internally the property comprises, entrance hall, lounge, kitchen/ diner, three bedrooms and a bathroom.

LOCATION

The property's location is a short walk away from an excellent range of amenities within a nearby parade of shops offering an impressive range of facilities as well as recreational areas, good schooling, Springwood Leisure Centre, public house, regular bus service to the city centre.

ACCOMMODATION

ON THE GROUND FLOOR

Entrance hall leading to:

ENTRANCE HALL
With telephone point, staircase to first floor and door to:

LOUNGE 4.52m x 3.15m (14'10" x 10'4")
Radiator, upvc double glazed window to front.

DINING KITCHEN 4.52m x 2.67m (14'10" x 8'9")
L-shaped preparation surface with tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for free-standing cooker, fridge/freezer, washing machine and dryer, understairs storage cupboard, radiator, upvc double glazed window and door to rear.

ON THE FIRST FLOOR

LANDING
With doors off.

BEDROOM ONE 3.25m x 2.62m (10'8" x 8'7")
Radiator, upvc double glazed window to front.

BEDROOM TWO 2.64m x 2.59m (8'8" x 8'6")
Radiator, upvc double glazed window to rear.

BEDROOM THREE 2.36m x 1.83m (7'9" x 6'0")
Radiator, upvc double glazed window to front.

BATHROOM
White suite comprising, low flush w.c., pedestal wash hand basin and bath with shower over, radiator, upvc double glazed window to rear.

OUTSIDE & GARDENS

To the rear is an enclosed garden featuring lawn and patio area with well stocked herbaceous borders and timber fencing. To the front is a lawned garden with an adjacent driveway providing off road parking.

COUNCIL TAX BAND
Derby City - B.

DIRECTIONAL NOTE

From Derby proceed out of town heading north along and through Chester Green. Turn right at the

mini traffic island onto Mansfield Road taking the next left on Mansfield Road proceeding up the hill towards Oakwood. At the mini traffic island turn right onto Bishops Drive and left into Minster Road and right into Deacon Close where the property will be located on the right hand side.

VIEWING

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

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 particular 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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BURTON UPON TRENT	1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ	Tel: 01283 548194	burton@scargillmann.co.uk
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