

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

21 Prestbury Close Oakwood, Derby, DE21 2LT



Modern two bedroom townhouse in sought after location - No upward chain

- IDEAL FOR THE FIRST TIME BUYER • Modern townhouse • Gas central heating and sealed unit upvc double glazing • Reception hallway • Living/Dining with doors to rear garden • Kitchen • Two bedrooms and shower room to the first floor • Lawned foregarden • Patio and lawned garden to rear
- VIEWING RECOMMENDED •

Price £152,500 - No Upward Chain



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this recently redecorated two bedroom townhouse in the popular location of Oakwood. Ideal for the first time buyer or investor, close to an excellent range of amenities.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit upvc double glazing and the accommodation in brief comprises, entrance hall, kitchen and living/dining room. To the first floor are two bedrooms and a shower room.

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

Half glazed upvc door providing access to:

ENTRANCE HALLWAY

Staircase to first floor, radiator, electric circuit board, door to living/dining room and archway leading to:

KITCHEN 2.89m x 1.69m (9'6" x 5'7")

Having preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tiled splash-backs. Space and plumbing for

washing machine and free-standing fridge freezer, integrated electric fan assisted oven with four ring gas hob and extractor hood over. A range of cupboards and drawers under, with complementary wall mounted cupboards over, including wall mounted Baxi boiler and sealed unit upvc double glazed windows to front.

LIVING/DINING ROOM 4.43m into cupboard x 3.65m (14'6" into cupboard x 12'0")

Having newly fitted carpet and a walk-in storage cupboard. Electric wall mounted fire and radiator. Sealed unit upvc double glazed door providing access to the rear garden.

ON THE FIRST FLOOR

LANDING

Access to loft space. Airing cupboard with shelving and housing the hot water tank.

BEDROOM ONE 3.63m x 2.64m (11'11" x 8'8")

Newly fitted carpet, Sealed unit upvc double glazed window to rear and radiator.

BEDROOM TWO 2.58m x 2.58m (8'6" x 8'6")

Newly decorated with sealed unit upvc double glazed window to front. Radiator and door to useful wardrobe/storage.

SHOWER ROOM 2.06m x 1.6m (6'9" x 5'3")

Fully tiled with modern white suite comprising, pedestal wash hand basin with chrome mixer tap over, low level w.c and double sized shower cubicle



with electric shower. Extractor fan and chrome heated towel rail.

OUTSIDE & GARDENS

The front area is lawned with a path leading to the entrance porch with storage area. The rear garden is mainly laid to lawn with patio seating area and standing space for a timber shed at the foot of the garden. A wooden gate provides access onto Danebridge Crescent.

COUNCIL TAX BAND

Derby City - A.

DIRECTIONAL NOTE

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 and turn right onto Bishops Drive. Proceed along Bishops Drive, taking the second right hand turn into Prestbury close. Take the left hand turn, where the property will shortly be located clearly denoted by our For Sale board.

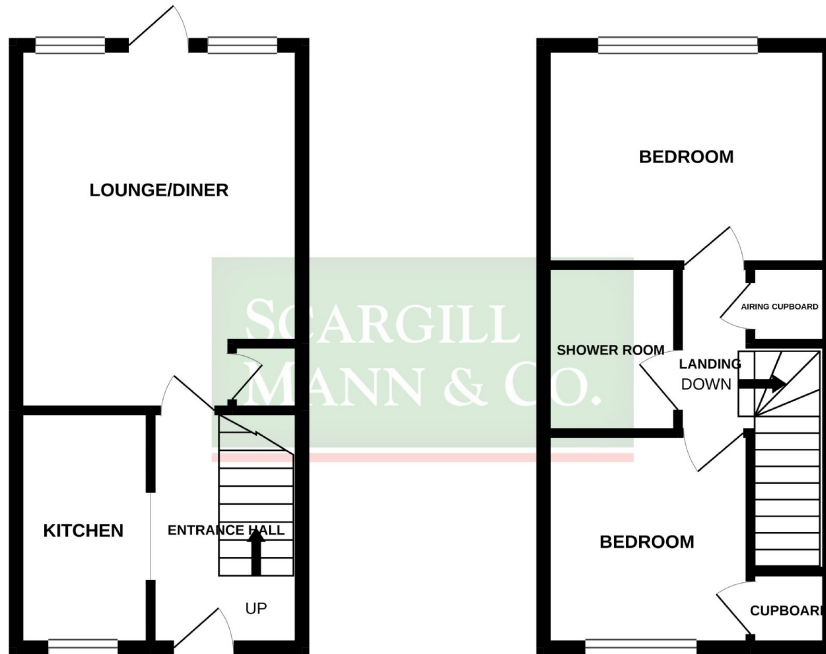
VIEWING

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

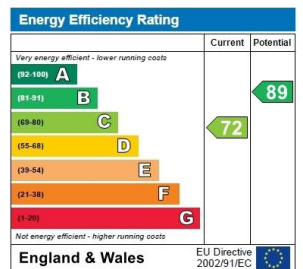


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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