

**6 Welshpool  
Road  
Derby  
DE21 4DB**

**Price £169,950**



- VENDOR WILLING TO PAY 6 MONTHS MORTGAGE PAYMENTS ON SUCCESSFUL COMPLETION
- TRADITIONALLY STYLED TWO DOUBLE BEDROOMED SEMI DETACHED PROPERTY
- IDEAL PURCHASE FOR FIRST TIME BUYER
- GOOD SIZED LOUNGE WITH RANDOM STONE FIRE PLACE, GAS FIRE AND BAY WINDOW
- DOUBLE GLAZED AND CENTRAL HEATING
- QUALITY FITTED KITCHEN
- REAR LOBBY/TWO DOUBLE BEDROOMS TO FIRST FLOOR
- SUMPTUOUSLY APPOINTED WET ROOM WITH SHOWER
- GARDEN TO REAR/SIDE GARDEN WITH AMPLE PARKING
- POTENTIAL FOR EXTENSION TO SIDE



## GENERAL INFORMATION

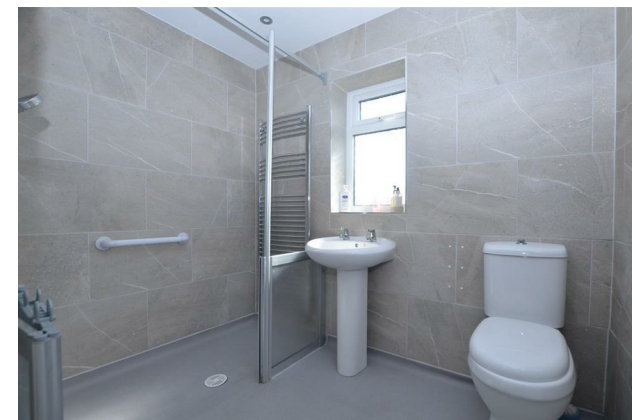
\* Subject to terms and conditions mortgage payments made up to a maximum of £5000

## THE PROPERTY

Occupying a pleasant position and convenient for excellent facilities including shops and schools, this traditionally styled 2 bedroom semi detached property is being made available with vacant possession and an ideal purchase for a first time buyer well worthy of inspection.

Internally the property provides centrally heated and double glazed accommodation extending to entrance hall, lounge with feature fire place, partly fitted kitchen, rear lobby, two generous double bedrooms to the first floor and a sumptuously appointed wet room with walk in shower and full tiling to main walls, outside is an easy to manage lawned garden with a large side garden offering additional car standing space, potential for extension, a garage and a timber garden shed.





This sale provides a good opportunity to acquire a sensibly priced semi detached property in a renowned and favoured locality. For more information contact the agent on 01332 208820.

#### ACCOMMODATION

##### HALLWAY

Stairs to first floor, radiator,

##### LOUNGE

4.58m x 4.47m into bay window (15'0" x 14'7" into bay window )

Having random stone fire place, timber mantle and hearth, incorporating a gas fire, radiator,

##### KITCHEN

2.89m x 4m (9'5" x 13'1")

Radiator, partly fitted with inset sink unit, a range of base cupboards with tiled surrounds and work tops, gas cooker

point, plumbing for automatic washing machine , shelved pantry.

##### REAR LOBBY

With boiler providing the domestic hot water and central heating system, wall mounted cupboard housing meters and an under stairs pantry cupboard, Upvc door to the rear aspect.

##### FIRST FLOOR

##### BEDROOM ONE

4.46m x 2.82m (14'7" x 9'3")

Built in wardrobes and radiator.

##### BEDROOM TWO

3.5m x 2.88m (11'5" x 9'5")

Having radiator.

##### SUMPTUOUSLY APPOINTED WETROOM

Having walk in shower with power

shower over, full tiling to main wall, wash hand basin, low level W.C., decorative spot lighting, heated chrome towel rail and extractor fan.

##### OUTSIDE

Is a pleasant lawned garden with a good sized side garden ideal for extension and providing ample car standing space, providing a timber and asbestos garage and garden shed.

##### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

##### CONSTRUCTION

Standard Brick Construction

##### COUNCIL TAX BAND

Derby City - Band A





## TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

## CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website

regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

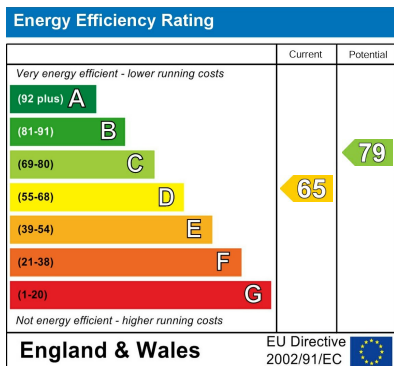
## CONDITION OF SALE

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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A



**SALES OFFICE**  
Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk