



Dale Road
Spondon Derby



Property Description

We are pleased to offer to the market this well presented 3 bedroom semi-detached property. The property would make a brilliant Buy To Let investment and is being sold with the current tenants in situ. The property is located in the very sort after area of Spondon, has fantastic transport links to Nottingham, Ilkeston and Derby and is within a short walk of local amenities.

Entrance Porch

With UPVC front door, laminate flooring and access to;

Dining Room

14' 9" x 10' 5" (4.50m x 3.17m)

With fitted carpet and UPVC bay window to the front of the property. Leading to;

Kitchen/ Lounge

25' max x 14' 9" max (7.62m max x 4.50m max)

Kitchen: with a selection of fitted wall and base units, integrated oven and electric hob, spot lights, UPVC window to the rear of the property and UPVC door leading to the rear of the property.

Lounge: with fitted carpet, UPVC window to the side of the property and access to;

Utility/ W/c

6' 2" x 5' 2" (1.88m x 1.57m)

With laminate flooring, low level w/c, wash hand basin, work top and UPVC window to the side of the property.

Landing

With fitted carpet, loft hatch and access to;

Bedroom 1

11' x 7' 3" (3.35m x 2.21m)

With fitted carpet and UPVC window to the rear of the property.

Bedroom 2

15' 6" x 5' 5" (4.72m x 1.65m)

With fitted carpet and UPVC window to the rear of the property.

Bedroom 3

12' 9" x 7' 2" (3.89m x 2.18m)

With fitted carpet and UPVC window to the front of the property.

Outside

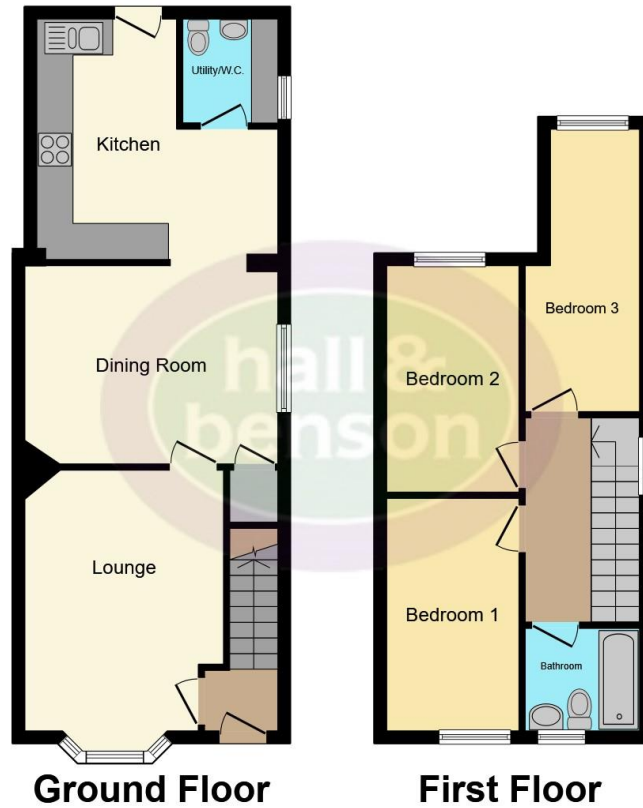
To the Front: Is a block paved double driveway that leads to the side of the property giving access to the garage at the rear of the property and to the rear garden?

To the rear: is a large size garden with decking area with direct access to the rear entrance and part laid to lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: D

view this property online hallandbenson.co.uk/Property/SPD101557

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Awaiting Photograph