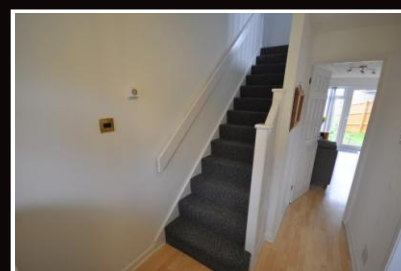




Northacre Road, Oakwood, Derby, DE21 2TN

£193,950

Freehold



acquire  
sales & lettings



Northacre Road  
Oakwood  
Derby  
DE21 2TN  
**£193,950**  
**Freehold**

Acquire Sales and Lettings are pleased to bring to the market this two double bedroom, semi-detached house, located brilliantly for local amenities and schools with brilliant road links to city centre, A52, A50, M1 and A38. Situated on a popular and quiet cul de sac in Oakwood, the property comprises entrance with access to stairs, lounge/diner and kitchen. To the first floor are two double bedrooms, bathroom and access to loft. Externally, the propriety has a front lawn and long drive to fit at least three cars and enclosed rear garden.





### ENTRANCE HALL

Wooden laminate flooring with access to stairs, lounge/diner and kitchen.

### KITCHEN

9' 0" x 5' 8" (2.759m x 1.736m) Vinyl laminate to floor and upvc double glazed window to front elevation. Full range of modern wall and base units with freestanding electric cooker with extractor over. Space for two under counter appliances and tall fridge/freezer.

### LOUNGE/DINER

14' 11" x 11' 9" (4.567m x 3.600m) Wooden laminate to floor, two gas central heated radiators and upvc double glazed window and patio door to rear garden. There is under stairs storage cupboard and ample space for a good size dining table.

### STAIRS AND LANDING

Carpet to floor and access to two double bedrooms, bathroom and loft.

### BEDROOM 1

8' 3" x 11' 9" (2.516m x 3.600m) Wooden laminate to floor, gas central heated radiator and upvc double glazed window to overlooking garden and public green area. Fitted wardrobe.

### BEDROOM 2

9' 1" x 11' 9" (2.778m x 3.600m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Built in storage cupboard over stairs and fitted wardrobe.

### BATHROOM

6' 4" x 5' 8" (1.948m x 1.738m) Vinyl laminate to floor, gas central heated radiator and upvc frosted window to side elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and WC.

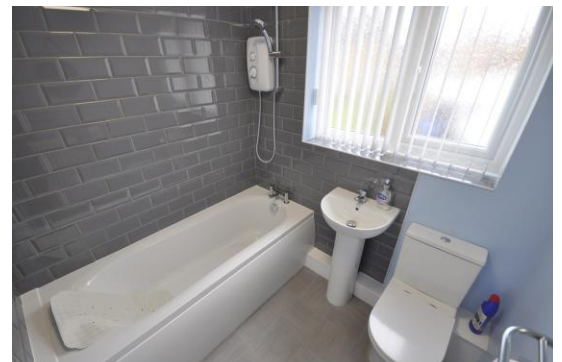
### OUTSIDE

To the front of the property there is a lawn and driveway with space for at least three cars. To the rear, is a private and enclosed garden with lawn and two separate patio areas. Southerly facing it enjoys for large parts of the day and has a side gate for access.

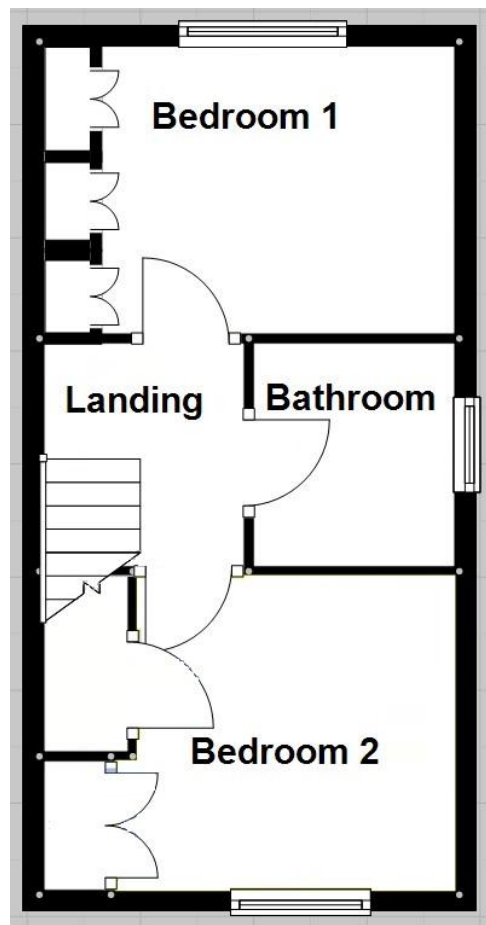
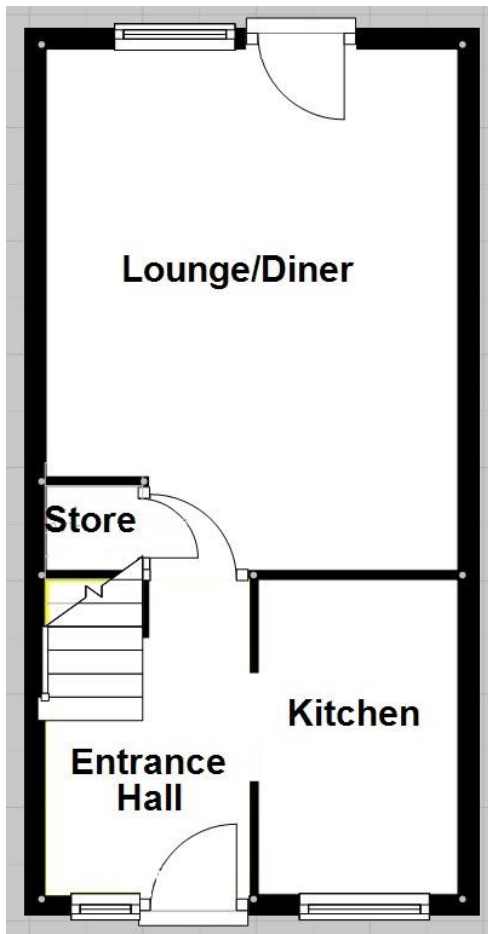
### DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		



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**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.