



Brindley Close, Chellaston, Derby, DE73 6WW
£210,000 Freehold



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Acquire Sales and Lettings are pleased to bring this modern, two double bedroom semi detached house to the market. Located on a small, quiet cul de sac, in the sought after location off Chellaston, giving excellent access to major road links, schools and shops. The property is to the highest standard making it the perfect starter or family home. The property briefly comprises of entrance hallway giving access to the open plan living area/kitchen/diner, WC and stairs. To the first floor there are two double bedrooms, family bathroom, storage cupboard and access to the loft. Driveway to the front with space for two cars with enclosed, low maintenance garden to the rear.



ENTRANCE HALL

Vinyl laminate flooring and gas central heated radiator. Offers access to open plan living room and stairs to the first floor.

LIVING AREA

15' 2" x 10' 3" (4.643m x 3.148m) Carpet to floor, gas central heated radiator, upvc double glazed window to front elevation. Access to large under stairs storage.

KITCHEN/DINER AREA

11' 9" x 10' 1" (3.594m x 3.074m) Vinyl laminate to floor and upvc double glazed window overlooking rear garden. Full range of modern wall and base units with electric oven and gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine.

LOBBY

5' 2" x 4' 4" (1.599m x 1.345m) Vinyl laminate to floor, gas central heated radiator and door to rear garden.

DOWNSTAIRS WC

6' 2" x 3' 4" (1.903m x 1.035m) Vinyl laminate to floor and gas central heated radiator. Two piece suite comprising of low level wc and wash hand basin.

STAIRS AND LANDING

Carpeted flooring and gas central heated radiator. Access to two double bedrooms, bathroom, storage cupboard and loft.

BEDROOM 1

9' 9" x 13' 9" (2.973m x 4.207m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation. Fitted wardrobe.

BEDROOM 2

10' 5" x 13' 10" (3.177m x 4.228m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Fitted wardrobe.

BATHROOM

6' 10" x 6' 6" (2.091m x 2.001m) Tiles to floor, gas central heated towel rail and extractor fan. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

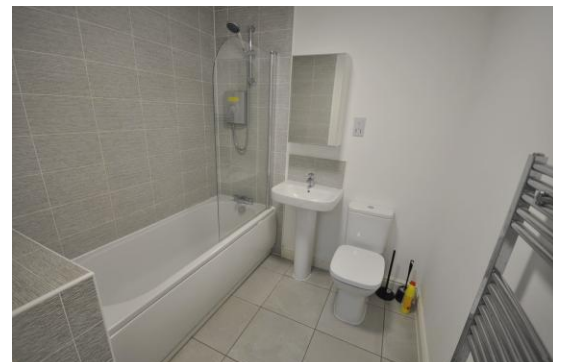
To the front is a driveway with space for 2 cars. To the rear is an enclosed low maintenance garden with outside tap, artificial lawn, decked area and patio. There is access via side gate or lobby door.

DISCLAIMER

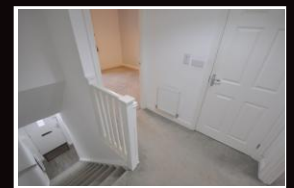
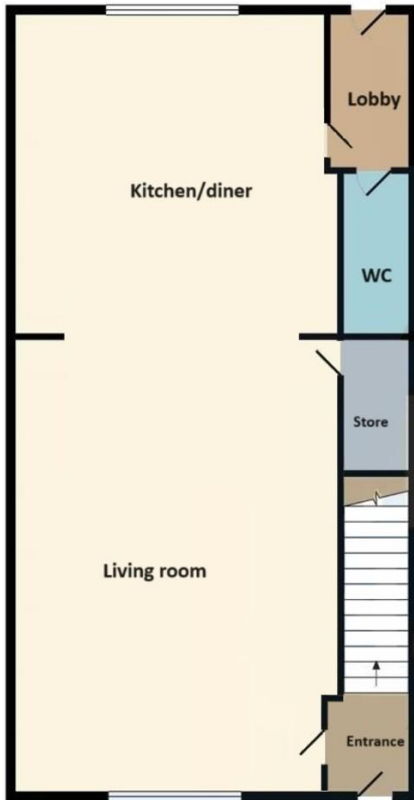
Council tax band B.

Annual service charge of circa £200.

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		96 A
81-91	B	83 B	
69-80	C		
55-68	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.