



Alder Close, Oakwood, Derby, DE21 2BS
£120,000
Freehold



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Acquire Sales and Lettings are pleased to bring to the market this one 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 into front porch, leading to living room with kitchen and stairs off. To the first floor is a landing with spacious bedroom and bathroom off. The property also benefits from exclusive garden and garage.



ENTRANCE PORCH

3' 9" x 5' 4" (1.157m x 1.633m)

LIVING ROOM

12' 11" x 15' 8" (3.962m x 4.784m) (at largest) Entrance through porch with carpet to floor, two gas central heated radiators, upvc double glazed windows to front and side elevation and spiral staircase to first floor.

KITCHEN

5' 5" x 6' 7" (1.656m x 2.021m) Vinyl laminate to floor and upvc double glazed window to front elevation. Full range of modern wall and base units with electric oven. Space and plumbing for washing machine and fridge/freezer.

STAIRS AND LANDING

Spiral staircase leading to landing with access to bedroom and bathroom.

BEDROOM

13' 0" x 8' 1" (3.977m x 2.473m) Carpet to floor, gas central heated radiator and upvc double glazed windows to front and side elevation. One built in wardrobe and one storage cupboard housing boiler.

BATHROOM

5' 5" x 7' 2" (1.670m x 2.185m) Vinyl laminate to floor, heated towel rail and upvc frosted window to front elevation. Tiled walls with three piece suite comprising of bath with shower over, wash hand basin and low level wc.

OUTSIDE

To the front of the property is an exclusive garden with space down the side of the property for a shed. There is also a garage with up and over door.

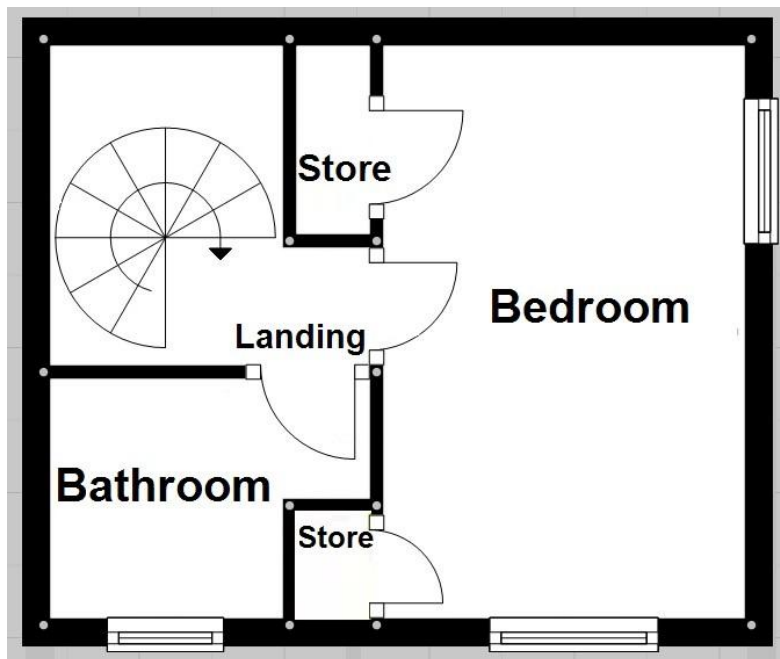
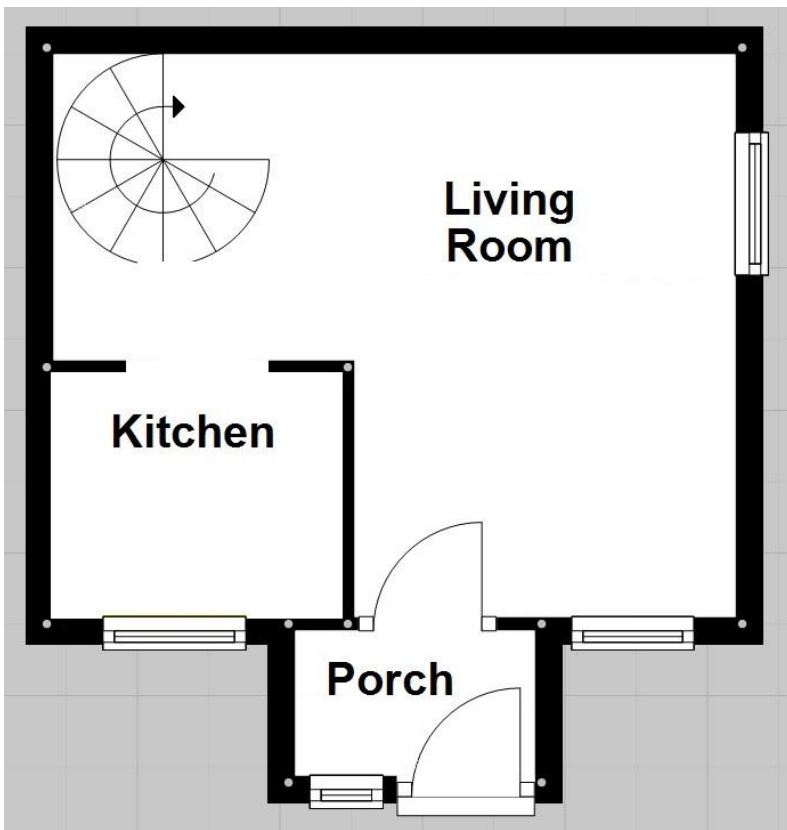
DISCLAIMER

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		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		



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