



92 Welland Road, Hilton, Derby, DE65 5NE

£225,000

This charming semi-detached house, ideal for first-time buyers, investors, and families, offers three double bedrooms, modern amenities, and a low-maintenance private garden, all in a desirable location with excellent transport links, nearby schools, and local amenities.

Summary Description

Presenting a charming, semi-detached house on the market for sale, positioned in a desirable location with excellent access to public transport links, nearby schools, local amenities, green spaces, parks, walking and cycling routes. This property is in good condition and offers an array of features suitable for first-time buyers, investors and families.

The residence boasts a well-appointed layout dispersed over three storeys. On the ground floor, you will find one of the three double bedrooms, which has a lovely garden view and presents the potential to be utilised as a study, making it an ideal home office. Also located on the ground floor is the convenience of a downstairs toilet.

The first floor provides an open-plan reception room filled with natural light from the large windows, enhanced by a Juliette balcony to the front and offering delightful garden views to the rear. This space easily accommodates a lounge and dining area, creating a perfect environment for entertaining or relaxing.

On the upper floors, the property offers two additional double bedrooms. The master bedroom benefits from an en-suite shower room and built-in wardrobes, while the second double bedroom also features built-in wardrobes.

The house benefits from a modern kitchen with a pleasing garden view, and a contemporary bathroom.

Unique features of this property include parking space for at least two vehicles at the front and a single garage. At the rear, a small but well-presented, low-maintenance private garden adds to the appeal of this home.

This property is a fantastic opportunity for those seeking a blend of comfort and convenience.

Entrance Hall

Having wood effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, carpet matwell to entrance, radiator.

Bedroom Three/Study

8'0" x 9'3" (2.45 x 2.83)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Guest Cloakroom

Having wood effect cushion flooring and neutral decor with pedestal wash hand basin having chrome hot and cold taps, low flush wc, radiator.

Stairs/Landing One

Carpeted and neutrally decorated, radiator.

Lounge/Diner

19'9" x 11'5" (6.04 x 3.5)



Carpeted and stylishly decorated with front aspect upvc double glazed French window to Juliette balcony, rear aspect upvc double glazed window, two radiators, tv and telephone points.

Kitchen

9'1" x 9'4" (2.77 x 2.85)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed window, fitted wall and floor units with wood effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood.

Stairs/Landing Two

Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, airing cupboard, access to roof space.

Bedroom One

10'4" x 10'10" (3.15 x 3.31)



Carpeted and stylishly decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

En Suite

Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed porthole window, shower enclosure with plumbed shower and tiled splashbacks, wash hand basin with chrome mixer tap, radiator.

Bedroom Two

9'2" x 8'5" (to wardrobe) (2.81 x 2.59 (to wardrobe))

Carpeted and stylishly decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bathroom

5'8" x 7'3" (1.73 x 2.22)



Having wood effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, bathtub with chrome mixer tap having shower attachment, low flush wc, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, radiator.

OUTSIDE

Garage

19'8" x 7'10" (6.01 x 2.41)

A very tidy space with metal up and over door, light and power, plumbing for washing machine, wall mounted Vaillant gas combination boiler and rear aspect part obscure glazed door to garden.

Frontage and Driveway

To the front you will find a Tarmacadam driveway and shale border providing adequate parking for at least to vehicles.

Rear Garden

To the rear you will find an enclosed and private garden which has been landscaped to provide a low maintenance paved and gravelled finish, with tree planting.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway, Garage, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

For additional information, please follow the link:
<https://moverly.com/sale/TU7UdxiU1pKKR2QGtkVNTk/view>

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £950 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

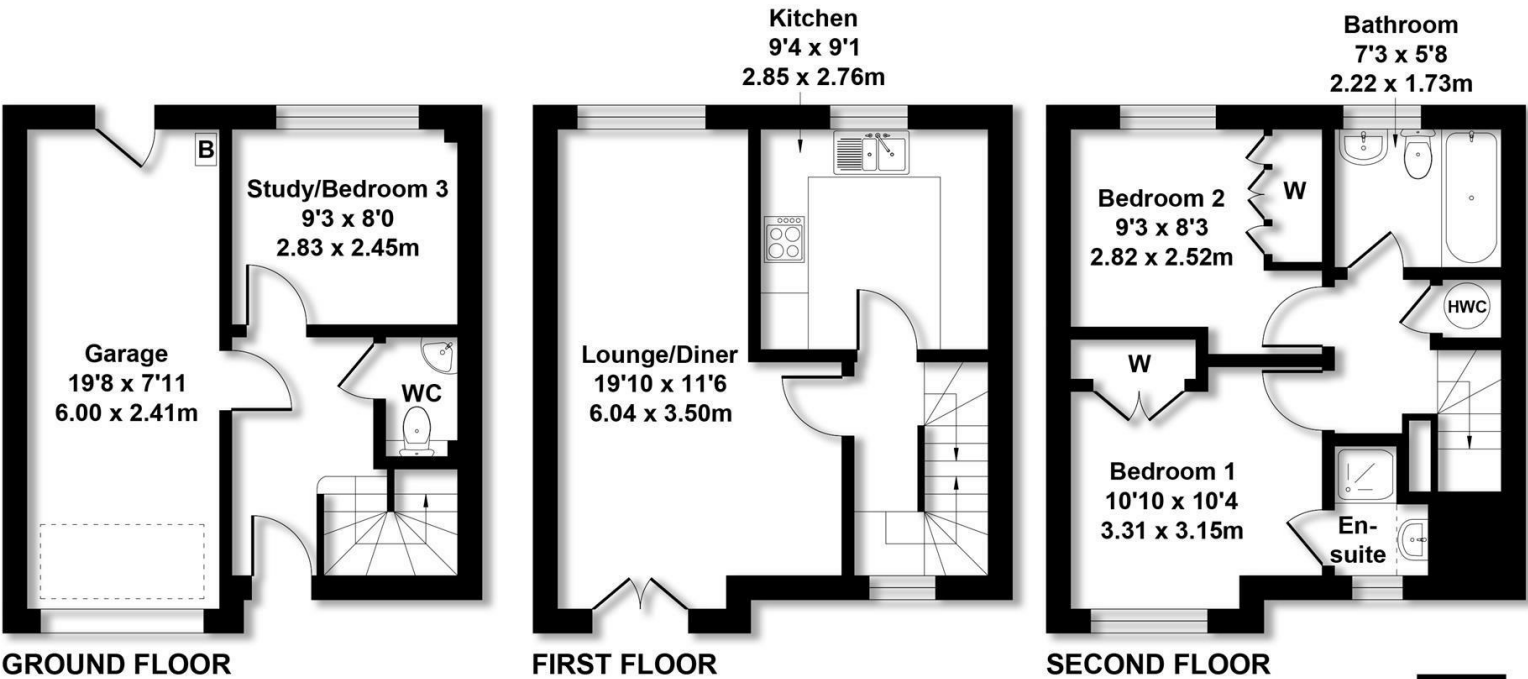
what3words ///decking.pipes.regular



Sales: 01283 777100
Lettings: 01332 511000
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92 Welland Road

Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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