



Directions

From the Chaddesden office turn right into Nottingham Road and at the main traffic island continue straight ahead into Derby Road. At the next traffic island bear left travelling along the slip road towards the Nottingham bound A52 and bear sharp left into Lodge Lane and right into Sitwell Street. At the next traffic island continue straight ahead into Spondon village and at the next traffic island continue straight ahead into Moor Street which becomes Dale Road where the subject property can be found on the left hand side being identified by the Hannells for sale board.

Viewings Strictly By Appointment Only

View This Property!
 Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.
W: www.hannells.co.uk
E: enquiries@hannells.co.uk
T: 01332 281400

19 Dale Road, Spondon, DE21 7DG | **£178,000 (Freehold)**

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating																																					
Current	Potential	Current	Potential																																				
AWAITING EPC GRAPH																																							
<table border="1"> <tr> <td>Very energy efficient - lower running costs</td> <td></td> <td>Very environmentally friendly - lower CO₂ emissions</td> <td></td> </tr> <tr> <td>(92-100) A</td> <td></td> <td>(92-100) A</td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td>(81-91) B</td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td>(69-80) C</td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> <td>(55-68) D</td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> <td>(39-54) E</td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td>(21-38) F</td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td>(1-20) G</td> <td></td> </tr> <tr> <td>Not energy efficient - higher running costs</td> <td></td> <td>Not environmentally friendly - higher CO₂ emissions</td> <td></td> </tr> </table>				Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions		(92-100) A		(92-100) A		(81-91) B		(81-91) B		(69-80) C		(69-80) C		(55-68) D		(55-68) D		(39-54) E		(39-54) E		(21-38) F		(21-38) F		(1-20) G		(1-20) G		Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																																					
(92-100) A		(92-100) A																																					
(81-91) B		(81-91) B																																					
(69-80) C		(69-80) C																																					
(55-68) D		(55-68) D																																					
(39-54) E		(39-54) E																																					
(21-38) F		(21-38) F																																					
(1-20) G		(1-20) G																																					
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions																																					
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC																																					

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

**** Set back from Dale Road ** Early viewing recommended ****
 Two double bedrooms ** Off road parking for upto two vehicles ** Viewing is recommended of this well presented and maintained semi detached home set back from Dale Road which is well situated for Spondon village and its amenities which include shops, schools and transport links together with easy access for Derby City Centre. Call now to view!

- WELL PRESENTED AND MAINTAINED HOME
- SET BACK FROM DALE ROAD
- TWO DOUBLE BEDROOMS





Property Description

An opportunity to acquire this well presented and maintained semi detached home set back from Dale Road.

The well proportioned accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, good size dining kitchen with in-built oven, hob and dishwasher and attractive lounge with feature fireplace.

To the first floor is a balcony landing, two double bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, the pleasant rear garden being arranged for ease of maintenance. Off road parking is provided for upto two vehicles.

Dale Road is well situated for Spondon village and its amenities which include shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway and Nottingham East Midlands Airport. An early viewing is recommended.

Rooms & Measurements

| Side Reception Hallway:

| Spacious Lounge (with feature fireplace): 16' 2" x 11' 9" (4.92m x 3.58m)

| Fitted Dining Kitchen: 16' 2" x 12' 9" (4.92m x 3.88m) maximum measurement

| First Floor Landing:

| First Floor Landing:

| Double Bedroom One: 14' 1" x 11' 5" (4.29m x 3.48m)

| Double Bedroom Two: 10' 6" x 9' 7" (3.20m x 2.92m)

| Bathroom: 5' 10" x 5' 4" (1.78m x 1.62m)

| Outside:

The property is set back from Dale Road and has gardens to both front and rear elevations. The front is laid mainly to lawn. A driveway provides off road parking for two vehicles. Gated access to the side elevation leads to the enclosed and pleasant rear garden which is arranged for ease of maintenance being mostly paved with raised flower borders. Good size garden shed and cold water tap.

19 Dale Road, Spondon, DE21 7DG | **£178,000 (Freehold)**

A Moving Experience

hannells.co.uk | enquiries@hannells.co.uk | 01332 281400

hannells.co.uk | enquiries@hannells.co.uk | 01332 281400