

Viewing Strictly By Appointment Only

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We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

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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: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

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

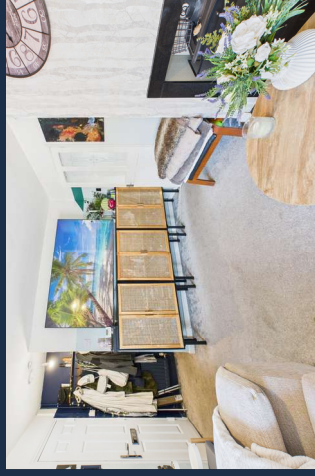
These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Mapleton Avenue, Chaddesden, DE21 4PT



This well-presented and spacious two-bedroom semi-detached property is ideally suited to first-time buyers or small families, situated in an established location, the home benefits from off-road parking, an enclosed rear garden and two double-bedrooms!

- Well-Proportioned, Two-Bedroom Semi-Detached Home
- Ideal First Time Buy
- EPC Rating D, Wimpey No Fines Construction
- Council Tax Band A, Freehold
- Living Room & Dining Kitchen



Mapleton Avenue, Chaddesden, DE21 4PT
Freehold

A Moving Experience...



Full Description:

This well-presented and spacious two-bedroom semi-detached property is ideally suited to first-time buyers or small families. Situated in an established location, the home benefits from off-road parking, an enclosed rear garden and two double-bedrooms!

Internally, the property is complemented by gas central heating and double glazing throughout. The ground floor comprises an inviting living room and a modern dining kitchen fitted with an integrated hob, oven, and extractor hood.

To the first floor, the landing leads to two well-proportioned double bedrooms and a family bathroom featuring a white three-piece suite.

Outside, the front of the property offers off-street parking via a driveway. To the rear is an enclosed garden being mainly laid to lawn with paved patio area. At the far end of the garden is a spacious workshop or potential home office, which offers excellent scope for improvement, subject to refurbishment following previous water damage.

Mapleton Avenue is conveniently located close to a range of local amenities including shops, schools, and public transport links. Derby City Centre and major road networks are also easily accessible, making this a well-connected and practical location.

Room Measurements & Details:

Door To:

Living Room: (11'4" x 18'0") 3.45 x 5.49

Dining Kitchen: (9'6" x 17'7") 2.90 x 5.36

First Floor Landing: (5'9" x 6'0") 1.75 x 1.83

Bedroom One: (9'7" x 17'10") 2.92 x 5.44

Bedroom Two: (11'5" x 9'5") 3.48 x 2.87

Bathroom: (5'5" x 8'0") 1.65 x 2.44

Outside Storage/Workshop: (8'3" x 20'7") 2.51 x 6.27

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.

2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.

3. Measurements: All measurements are approximate and provided for guidance only.

4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.

5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.