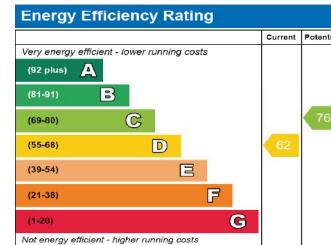




Approximate total area:
80.6 m²
(863 ft²)
Reduced Emission
Rating: 76



Approximate total area:
41.6 m²
(44.2 ft²)

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 Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

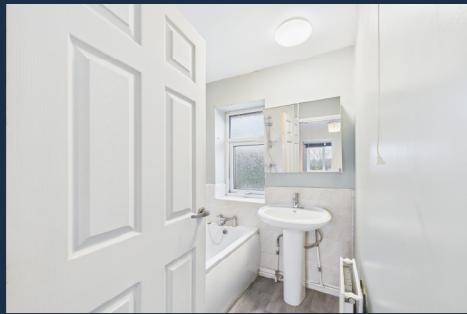
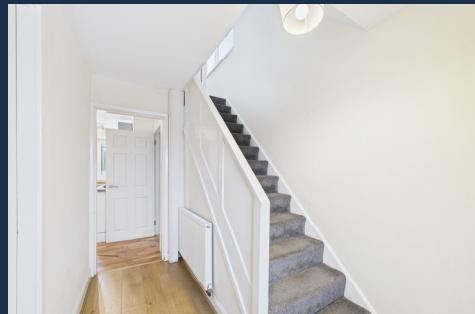
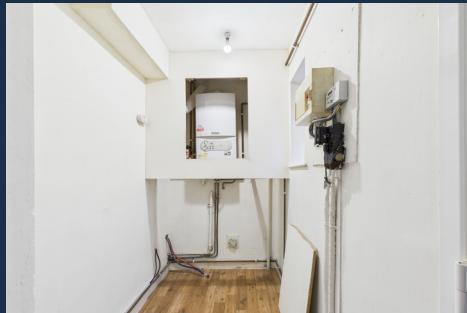


Matlock Road, Chaddesden, DE21 4QD | Freehold

This attractive and well-maintained bay-fronted semi-detached property is offered with no upward chain, making it a perfect opportunity for first-time buyers, growing families, or investors alike!

- Spacious, Three-Bedroom, Semi-Detached Home
- No Upward Chain, Ideal First Time Buy
- EPC Rating D, Wimpey No Fines Construction
- Council Tax Band A, Freehold
- Dining Kitchen, Side Lobby/Utility





Matlock Road, Chaddesden, DE21 4QD | **Freehold**

A Moving Experience...

Full Description:

This attractive and well-maintained, bay-fronted semi-detached property is offered with no upward chain, making it a perfect opportunity for first-time buyers, growing families, or investors alike. Benefiting from off-road parking and an enclosed rear garden, this home combines charm, convenience, and potential. The spacious layout and welcoming presentation ensure it's ready to move into, while still offering scope for personalisation!

In brief the accommodation comprises: entrance hallway, spacious lounge, fitting dining kitchen, utility room and useful under stairs storage cupboard. To the first floor are two double bedrooms, a further single bedroom, fitted family bathroom and separate W.C.

Outside to the front of the property is a block paved frontage providing ample off-road parking, there is gated access to the side elevation leading to the enclosed rear garden which is mainly laid to lawn.

Room Measurements & Details:

Entrance Hallway: (12'2" x 5'5") 3.71 x 1.65

Living Room: (10'7" x 14'5") 3.23 x 4.39

Dining Kitchen: (10'0" x 16'3") 3.05 x 4.95

Utility Room: (9'1" x 4'5") 2.77 x 1.35

First Floor Landing: (7'9" x 12'11") 2.36 x 1.80

Bedroom One: (10'7" x 12'11") 3.23 x 3.94

Bedroom Two: (10'3" x 11'0") 3.12 x 3.35

Bedroom Three: (7'2" x 9'7") 2.18 x 2.92

Bathroom: (5'4" x 4'11") 1.63 x 1.50

WC: (5'3" x 2'5") 1.60 x 0.74

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.