

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.



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 respects.

183 Albert Road, Chaddesden, DE21 6TA

Internal viewing is absolutely essential to appreciate this superbly appointed and deceptively spacious semi-detached bungalow which has been extended to the rear and provides good-sized living accommodation. With the benefit of three bedrooms, a fully boarded loft room and detached garage, there's also a beautifully landscaped rear garden!

- Beautifully Presented Semi-Detached Bungalow
- Extended To The Rear
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold
- Three Bedrooms



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.

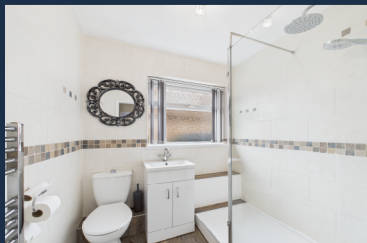
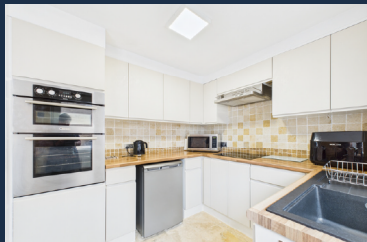
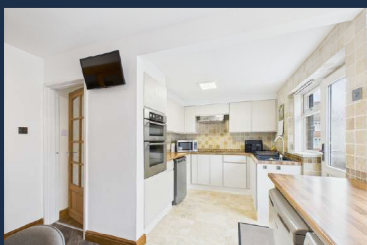
We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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.

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



Viewing is absolutely essential to appreciate this superbly appointed and deceptively spacious semi-detached bungalow which has been extended to the rear and provides good-sized living accommodation. With the benefit of three bedrooms, a fully boarded loft room and a detached garage, there's also a beautifully landscaped rear garden!

Being supplemented by gas fired central heating and UPVC double glazing and briefly comprises:- reception hallway, spacious living room with feature fireplace (log burner not included in the sale), dining kitchen, three bedrooms (one currently being used as a sitting room) and stylish shower room. Outside, to the front of the property is a slate garden with tarmacadam driveway to the side providing ample off road parking leading to the detached garage. To the rear is an enclosed and beautifully landscaped garden being laid mainly with astro turf for ease of maintenance, slate and patio areas and summer house.

Room Measurements & Details:

Reception Hallway:

Spacious Living Room: (23'8" x 10'5") 7.21 x 3.17
(Please note the log burner is not included in the sale)

Dining Kitchen: (8'1" x 16'9") 2.46 x 5.11

Kitchen Area: (8'4" x 8'2") 2.54 x 2.49

Dining Area: (11'5" x 8'1") 3.48 x 2.46

Bedroom One: (16'5" x 9'1") 5.00 x 2.77

Bedroom Two: (11'4" x 10'0") 3.45 x 3.05

Bedroom Three: (8'3" x 7'10") 2.51 x 2.39

Shower Room: (6'4" x 5'4") 1.93 x 1.62

Loft Room: (18'7" x 8'4") 5.66 x 2.54
Partly boarded with UPVC double glazed window to the rear.

Outside:

To the front of the property is a slate garden with tarmacadam driveway to the side providing ample off road parking leading to the detached garage. There is an enclosed and beautifully landscaped rear garden being laid mainly with astro turf for ease of maintenance, slate and patio areas and summer house.

Detached Garage: (19'10" x 10'9") 6.04 x 3.27
With up and over door, light and power and courtesy door and window to the side elevation.
ed to make representations or warranties regarding the property.

183 Albert Road, Chaddesden, DE21 6TA | Asking Price £250,000 Freehold

A Moving Experience...

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