

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.

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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.

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.

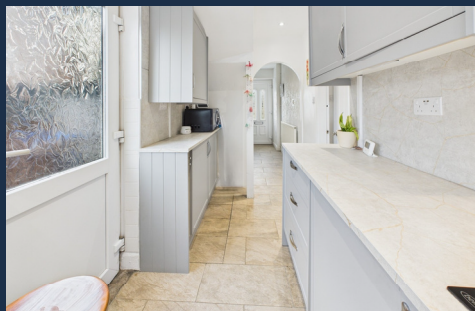
Max Road, Chaddesden, DE21 4HA

Situated in the ever-popular area of Chaddesden, this well-presented semi-detached home is brought to market with no upward chain and is perfect for first-time buyers or a growing family. With two reception rooms, three bedrooms and off-road parking, this is a property you'll want to view early!

- Well-Presented Semi-Detached Home
- Ideal Family Home/First Time Buy
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold
- Driveway Providing Off-Road Parking



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.



Full Description:

Situated in the ever-popular area of Chaddesden, this well-presented semi-detached home is brought to market with no upward chain and is perfect for first-time buyers or a growing family. With two reception rooms, three bedrooms and off-road parking, this is a property you'll want to view early!

The accommodation benefits from gas central heating and double glazing, and briefly comprises: reception hallway, bay-fronted living room, spacious dining room with French doors opening to the rear garden and fitted kitchen with integrated oven and hob. To the first floor are three bedrooms (bedroom one with fitted wardrobes) and shower room with a three-piece suite.

Outside, to the front of the property there is a gravelled garden area with gated side access to the rear garden. To the rear there is an enclosed garden with a shed, greenhouse and a useful outhouse with power.

Room Measurements & Details:

Entrance Hall: (5'7" x 9'3") 1.70 x 3.26

Living Room: (8'11" x 12'4") 2.72 x 3.76

Dining Room: (10'0" x 13'6") 3.05 x 4.11

Kitchen: (5'5" x 14'5") 1.65 x 4.39

First Floor Landing: (3'11" x 6'3") 1.19 x 1.90

Bedroom One: (8'6" x 11'11") 2.59 x 3.63

Bedroom Two: (9'2" x 10'11") 2.79 x 3.33

Bedroom Three: (6'8" x 7'10") 2.03 x 2.39

Shower Room: (5'8" x 10'1") 1.73 x 3.07

Garden Outhouse: (11'1" x 9'0") 3.38 x 2.74

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.

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