

2 Bed House - Semi-Detached

Price £163,950

 The Crescent, Chaddesden, Derby, DE21 6QD



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£163,950

 The Crescent, Chaddesden, Derby, DE21 6QD

A smart and stylish semi detached home, ideal for the first time buyer and situated in this ever popular residential locality. Greatly improved throughout and benefiting from gas central heating together with UPVC double glazing, tis tastefully decorated house briefly comprises; reception hall, light and spacious sitting room, well equipped kitchen. On the first floor a landing leads to two bedrooms and bathroom with white suite. Outside is a tarmac forecourt and sizeable landscaped rear garden. The property is sold freehold. Energy rating D. Council tax band A.

Reception Hall

Having feature UPVC opaque double glazed entrance door, radiator, laminated wood effect floor and staircase to first floor.

Sitting Room 13'5" x 10'0" (4.10 x 3.06)



Having a laminated wood effect floor, television and media connection points, radiator and UPVC double glazed window to front aspect.



Fitted Kitchen 13'1" x 8'2" (3.99 x 2.51)



Having a range of shaker style fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric oven and grill, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs with contrasting wood grain effect vinyl floor, space and plumbing for automatic washing machine, space for dryer, understairs storage cupboard, radiator, space for fridge freezer, two UPVC double glazed windows to rear aspect, undercupboard pelmet down lighting and UPVC double glazed door to rear garden.



First Floor Landing

With access to roof space and UPVC opaque double glazed window to side aspect.

Principal Bedroom 12'7" x 12'4" maximum (3.86 x 3.77 maximum)



Having feature part wood panelling, double radiator, television connection point and UPVC double glazed window to front aspect.

2 Bed House - Semi-Detached

£163,950

 The Crescent, Chaddesden, Derby, DE21 6QD



Outside



Bedroom Two 9'11" x 5'11" (3.03 x 1.82)

Having radiator and UPVC double glazed window to rear aspect.

Bathroom



Having a white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, frameless glass shower screen, complimentary ceramic tiled walls with contrasting vinyl floor, radiator and UPVC opaque double glazed window to rear aspect.



www.phillipsandco.co.uk | 01332 40 25 25

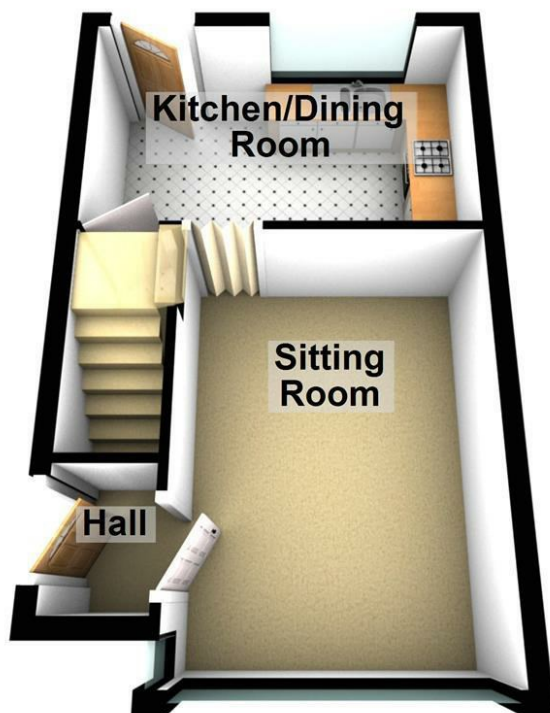
**Phillips
& Co.**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£163,950

 The Crescent, Chaddesden, Derby, DE21 6QD

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC