

2 Bed House - Semi-Detached

Price £159,950

 Sefton Road, Chaddesden, Derby, DE21 6NL



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Occupying a sizeable mature plot in this highly popular residential locality, is this delightful traditional semi detached home requiring a certain amount of upgrading. Gas centrally heated (New Boiler fitted March 2025) and UPVC double glazed throughout. In brief; entrance hall, sitting room, dining kitchen. On the first floor a landing leads to two bedrooms and shower room. Outside is off road car parking and established gardens. The property is sold freehold. council tax band A. Energy rating.

Reception Hall

Having UPVC opaque double glazed entrance door and staircase to first floor.

Sitting Room 13'3" x 9'11" (4.04 x 3.03)



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



Dining Kitchen 13'1" x 8'4" (4 x 2.55)



Having a range of wall and base cupboards with tiled splash backs, laminated working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer, tap, space and plumbing for automatic washing machine, under stairs storage cupboard, radiator, UPVC double glazed window and UPVC opaque double glazed door to rear garden.

First Floor Landing

With access to roof space and UPVC double glazed window.

Principal Bedroom 13'2" x 11'5" (4.03 x 3.48)



Having a radiator and UPVC double glazed window to front aspect.



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Bedroom Two 10'4" x 6'1" (3.16 x 1.87)



Having a radiator and UPVC double glazed window to rear aspect.

Shower Room



Having a white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower with Triton electric shower, tiled splash backs, chrome shower cabinet and door, radiator and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a mature plot at this popular residential address. To the front is a boundary wall and shrubbed fore garden with an adjacent tarmac driveway offering car standing space. A wooden access gate in turn leads to the sizeable mature rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area and shrubbed borders.

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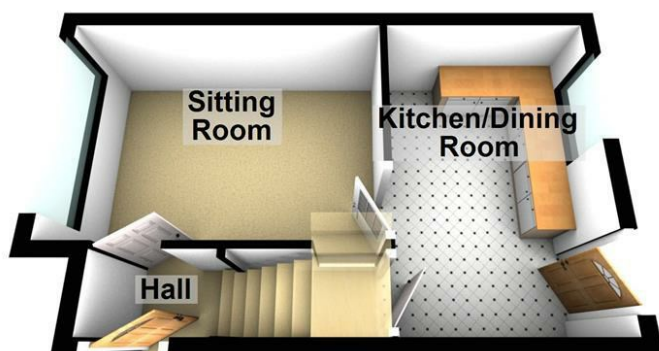
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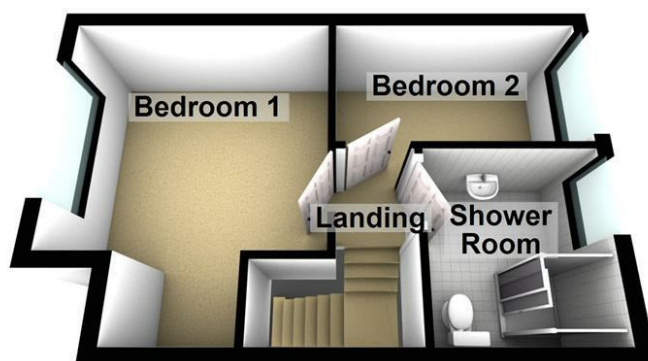
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(31-35) A			
(26-30) B			
(21-25) C			
(16-20) D			
(11-15) E			
(6-10) F			
(1-5) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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