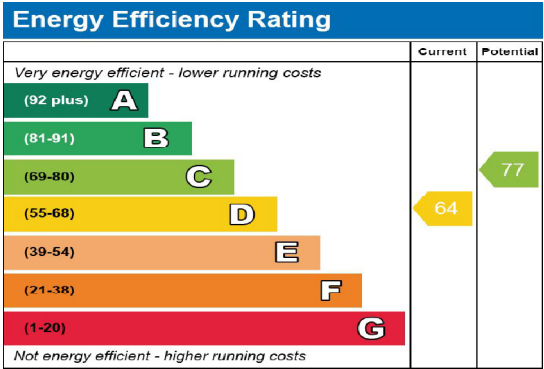
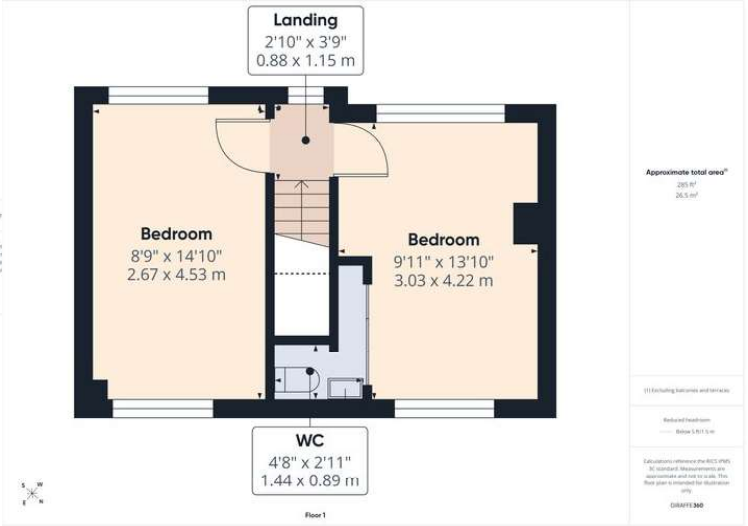




View This Property!

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 aspects.

Lanark Street, Chaddesden, DE21 6GJ | Freehold

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.

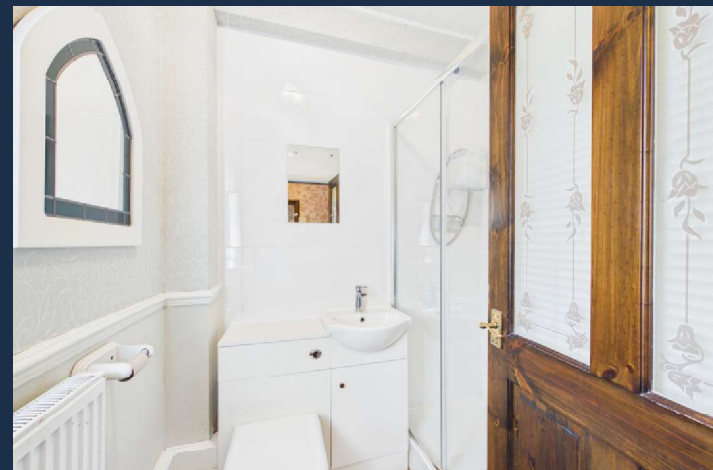
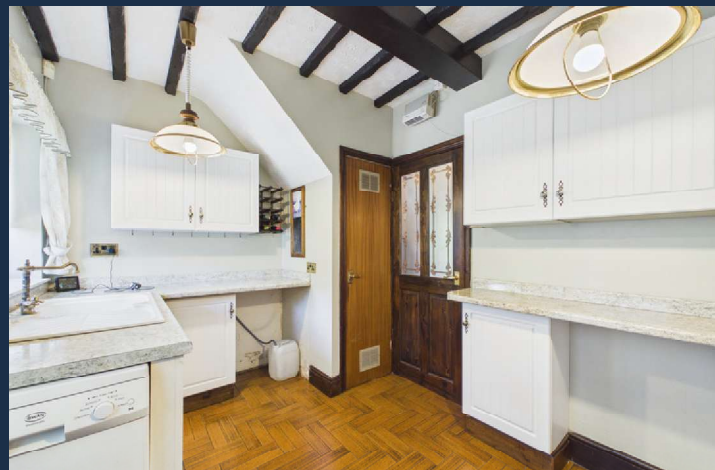
You are NOT obliged to use our preferred partner services.

Offered with no upward chain, this two-bedroom semi-detached home is an excellent opportunity for first-time buyers. The property benefits from off-road parking (no drop kerb), a mature rear garden, and enjoys a convenient location close to local shops, schools, and other amenities.

- Two Double-Bedroomed Semi-Detached Home
- No Upward Chain, Ideal First Time Buy
- Block Paved Frontage And Mature Rear Garden
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold



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.



Freehold

A Moving Experience...



Full Description:

The property benefits from gas central heating and double glazing and briefly comprises:- reception hallway, living/dining room, kitchen and refitted shower room.

To the first floor the landing provides access to two double bedrooms (bedroom one having en-suite cloaks/WC).

Outside, there is a block paved frontage and a mature, good-size rear garden.

Lanark Street is well situated for local shops, schools and transport links together with excellent road links for the A38, A52, A50, M1 motorway and Nottingham East Midlands airport.

Room Measurements & Details:

Entrance Hallway: (5'7" x 6'5") 1.70 x 1.96

Living Room: (9'11" x 18'11") 3.02 x 5.77

Kitchen: (11'7" x 7'10") 3.53 x 2.39

Shower Room: (5'7" x 6'1") 1.70 x 1.85

First Floor Landing: (2'10" x 3'9") 0.86 x 1.14

Bedroom One: (9'11" x 13'10") 3.02 x 4.22

En-Suite Cloakroom/WC: (4'8" x 2'11") 1.42 x 0.89

Bedroom Two: (8'9" x 14'10") 2.67 x 4.52

Outside:

There is a block paved frontage (no drop kerb) with gated access to the side elevation leading to the enclosed and mature rear garden having a paved patio area, decked seating area, garden shed, lawned area incorporating a selection of shrubs, trees and shaped pond. Cold water tap.

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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