



Blackbrook Road
Hilton Derby



Property Description

First time buyer " FIRST HOME SCHEME"
Three bedroom semi detached home with off road parking, garage and private enclosed garden. The property is offered at 30% below market value and is available to first time buyers who meet the eligibility (see full details under agents note). The property has a gas fired central heating system and UPVC double glazing and briefly comprises:- Entrance hall, lounge, inner hallway, cloaks/w.c, fitted dining kitchen with French doors to garden. To the first floor are three well proportioned bedrooms, master with en suite shower room and family bathroom. Outside the property has a double width tarmac driveway providing side by side parking for two vehicles, leading to an integral garage with up and over door, light and power, paved path to the front door area with covered storm porch and light, a barked border inset with a variety of shrubs, a gate giving privacy and access to the rear garden. The rear garden is fully enclosed with fencing having paved patio and shaped lawn area and border inset with shrubs and outside tap and a paved path down the side of the property.

Entrance Hallway

Accessed by a composite front entrance door with inset opaque leaded glazed panels leading to the entrance hallway with carpeted flooring, central heating radiator with a door off to the:-

Lounge

Having UPVC double glazed windows to the front elevation, central heating radiator and carpeted flooring leading to:-

Inner Hallway

Having stairs off to the first floor, carpeted flooring, central heating radiator and a door off to a spacious dining/kitchen and cloaks/WC:-

Cloaks/Wc

Having a two piece modern white suite comprising of a pedestal hand wash basin with tiled splash back, low level WC, central heating radiator, vinyl flooring, and an extractor fan.

Dining Kitchen

Having a range of matching base and wall units, laminated work surfaces over with matching up-stands, single drainer, one and quarter bowl stainless steel sink unit with chrome mixer tap over, integrated electric fan assisted oven, four burner gas hob and extractor fan with glazed splash back to the cooking area, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear giving access to the garden, LVT flooring, space for fridge/freezer, plumbing and space for automatic washing machine and dishwasher and a double panelled radiator.

First Floor Landing

Having carpeted flooring and door off to useful over stairs storage.

Bedroom One

Having two UPVC double glazed windows to the front elevation, central heating radiator, carpeted flooring and door to en-suite shower room.

En-Suite Shower Room

Having a double width glazed, fully tiled shower cubicle with mains shower, pedestal hand wash basin, low level WC, UPVC double glazed opaque window to the front elevation, central heating radiator and vinyl flooring.

Bedroom Two

Having UPVC double glazed window to the rear, central heating radiator and carpeted

flooring.

Bedroom Three

Having UPVC double glazed window to the rear, central heating radiator and carpeted flooring.

Family Bathroom

A generous bathroom having a modern three piece white suite comprising of a panelled bath with bath/shower tap, pedestal wash hand basin with chrome mixer tap over, low level WC, part ceramic tiled walls, vinyl flooring, central heating radiator, UPVC opaque double glazed window to the side elevation and an extractor fan.

Outside

Outside the property has a double width tarmac driveway providing side by side parking for two vehicles, leading to an integral garage with up and over door, light and power, paved path to the front door area with covered storm porch and light, a barked border inset with a variety of shrubs, a gate giving privacy and access to the rear garden. The rear garden is fully enclosed with fencing having paved patio and shaped lawn area and border inset with shrubs and outside tap and a paved path down the side of the property.

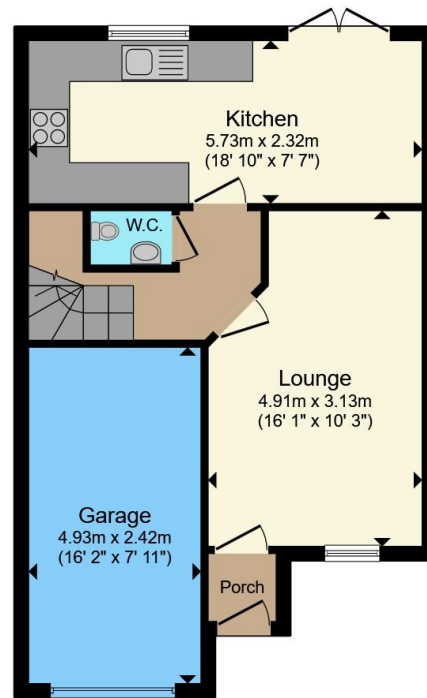
Agents Note

"First Homes" is a new government scheme to help more people onto the property ladder. First homes are just like normal, open market homes, but they are offered for sale at a significant discount, in this case 30% of the market value. The scheme is open to first time buyers whose household income does not exceed £80,000, with priority given to local people and key workers. For further information regarding specific criteria please call Ashley Adams on 01332 865568.

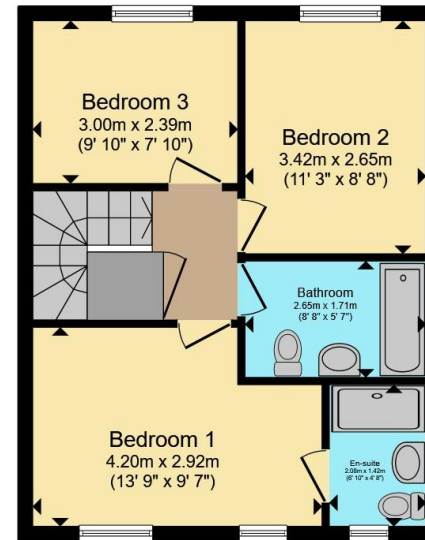








Ground Floor



First Floor

Total floor area 91.4 m² (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

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Property Ref: MEL205923 - 0008

Tenure:Freehold EPC Rating: B Council Tax Band: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

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