



Appletree Road, Hatton, Derby

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Guide price £165,000



Key Features

- Well Presented Starter Home
- Popular Residential Location
- immediate Vacant Possession
- Large Enclosed Garden
- Re-Fitted Kitchen & Bathroom
- Driveway & Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed town house residence located on the popular village of Hatton. Having both gas fired central heating and Upvc double glazing the home benefits from immediate vacant possession and in brief comprises: - reception room with open plan staircase, good sized breakfast kitchen and on the first floor a landing leads to two bedrooms and re-fitted bathroom. Outside to the front is a driveway and fore garden and to the rear is a large enclosed garden well screened by timber fencing.

Accommodation In Detail

Upvc entrance door with obscure double glazed arched light over leading to:

Front Sitting Room 3.00m x 3.80m (9'10" x 12'6")

having open plan staircase rising to first floor, one central heating radiator fitted dado rail, feature mahogany effect fireplace with marble backplate and hearth together with inset electric fire, Upvc double glazed window to front elevation, coving to ceiling, fitted smoke alarm and half obscure glazed door opening into:

Open Plan Dining Kitchen 4.52m x 2.16m narrowing to 1.98m

having a lovely array of beech effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, Rivened slate effect tiling to floor, one central heating radiator, two Upvc double glazed windows to rear elevation and half double glazed door leading to rear.

On The First Floor

Landing

having Upvc double glazed tilt and turn window to rear elevation, access to loft fitted smoke alarm and coving to ceiling.

Bedroom One 3.03m x 2.91m extending to 3.88m

having useful overstairs open wardrobe with double hanging and airing cupboard incorporating fitted Pottetton condensing combi gas fired central heating boiler (the boiler has been regularly serviced).

Bedroom Two 2.02m x 2.73m (6'7" x 9'0")

having Upvc double glazed window to front elevation and one central heating radiator.

Refurbished Bathroom

having newly fitted white contemporary suite comprising panelled bath with mixer tap and shower over together with glass and chrome screen, pedestal wash basin, low level wc, full tiling complement to two walls, heated chrome ladder towel radiator and obscure Upvc double glazed window to rear elevation.

Outside

To the front of the property is a hard landscaped fore garden and an adjacent driveway leads to a garage with rear courtesy door. To the rear is a delightful landscaped garden which is of a particularly good size and features flagged patio, extensive lawn together with borders to either side and at the far extent of the garden is a gravelled area and hard standing base.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

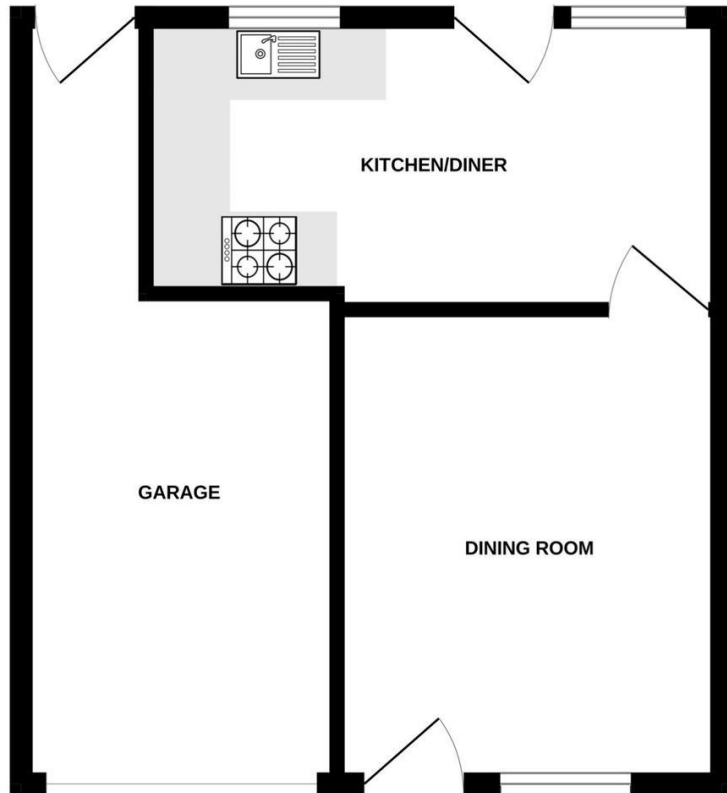
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

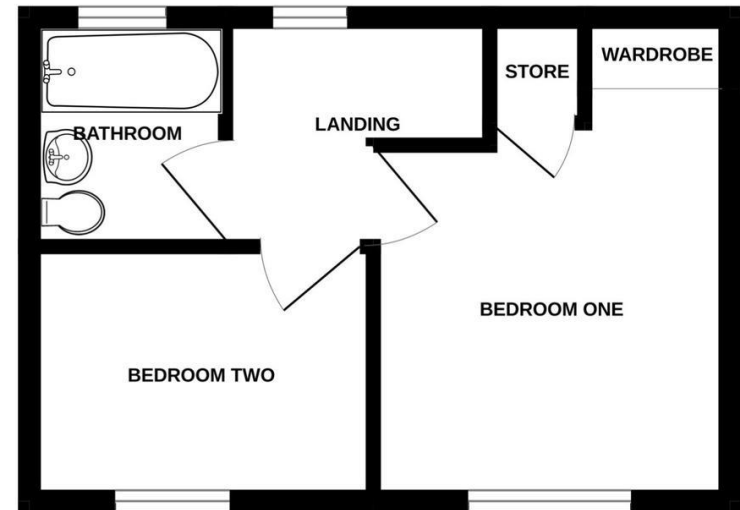
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

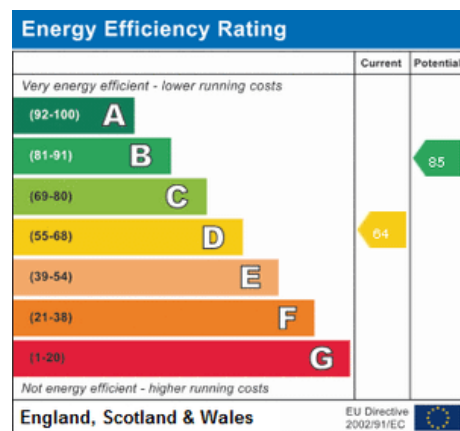


GROUND FLOOR



1ST FLOOR





Address:
68 Appletree Ln