HOPKINS & DAINTY
ESTATE AGENTS

Chinley Road, Derby, DE21 4PU

£175,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented, semi detached home. Standing on a pleasant corner plot with front, side and rear gardens. We understand that the house is a concrete Wimpey No Fines construction. The property benefits from added external installation and offers ready to move into accommodation. Comprising: entrance hall, front lounge, rear kitchen/diner and a useful side hall/storage area. On the first floor there are two double bedrooms and the bathroom which has a three piece suite including an over bath shower. The property has gas central heating and double glazing, side driveway parking and is well worth viewing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Accessed via a double glazed entrance door. With laminate flooring, a radiator, stairs rising to the first floor and a door to:

Lounge 14'6" x 11'4" (4.43 x 3.46)

With laminate flooring, a feature fireplace housing a coal effect gas fire, a fitted storage cupboard, radiator, double glazed front window and door to:

Kitchen/Diner 13'5" x 9'6" (4.10 x 2.91)

Spacious kitchen/diner with a fitted range of base and wall units, with work surfaces and an inset sink and drainer. There is space for a cooker, plumbing for a washing machine and dishwasher and further appliance space. Tiled flooring, a radiator, extractor vent and a double glazed rear window. Door to:

Side Hall 9'6" x 4'0" (2.92 x 1.22)

Side hall with an under stairs cupboard, double glazed side access door, fitted storage cupboards, space for a tumble dryer and a double glazed side window.

First Floor Landing

With access to the loft space, a double glazed side window, boiler cupboard housing the wall mounted gas boiler and doors leading off.

Bedroom 1 11'5" x 11'5">9'4" (3.50 x 3.50>2.85)

Rear double bedroom with a radiator and double glazed window.

Bedroom 2 14'5" x 9'6" (4.40 x 2.92)

Front double bedroom with a radiator, double glazed window and a built in storage cupboard.

Bathroom 8'0" x 5'5" (2.45 x 1.67)

Three piece suite comprising bath with a shower attachment, WC and wash hand basin. Tiled splashbacks and flooring, a heated towel rail, extractor vent and double glazed side and rear windows.

Front Garden

To the front of the property there is an enclosed lawn garden with a gated path to the entrance door and access to the side and rear gardens.

Driveway & Side Garden

Tandem driveway parking and a lawn garden with a fence and hedge boundary.

Rear Garden

Low maintenance rear patio garden with fencing to the boundary and an outside tap.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

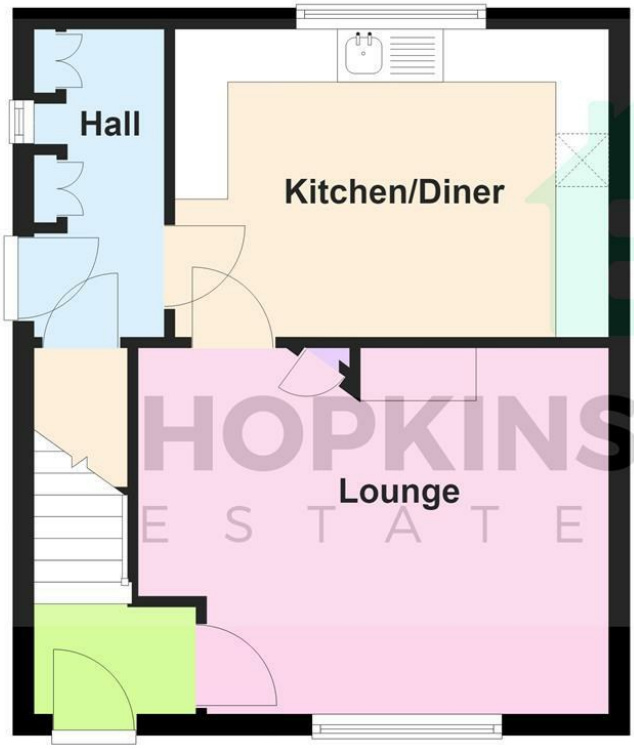
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds.

These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor
Approx. 35.1 sq. metres (378.3 sq. feet)



First Floor
Approx. 35.1 sq. metres (378.3 sq. feet)

Total area: approx. 70.3 sq. metres (756.6 sq. feet)

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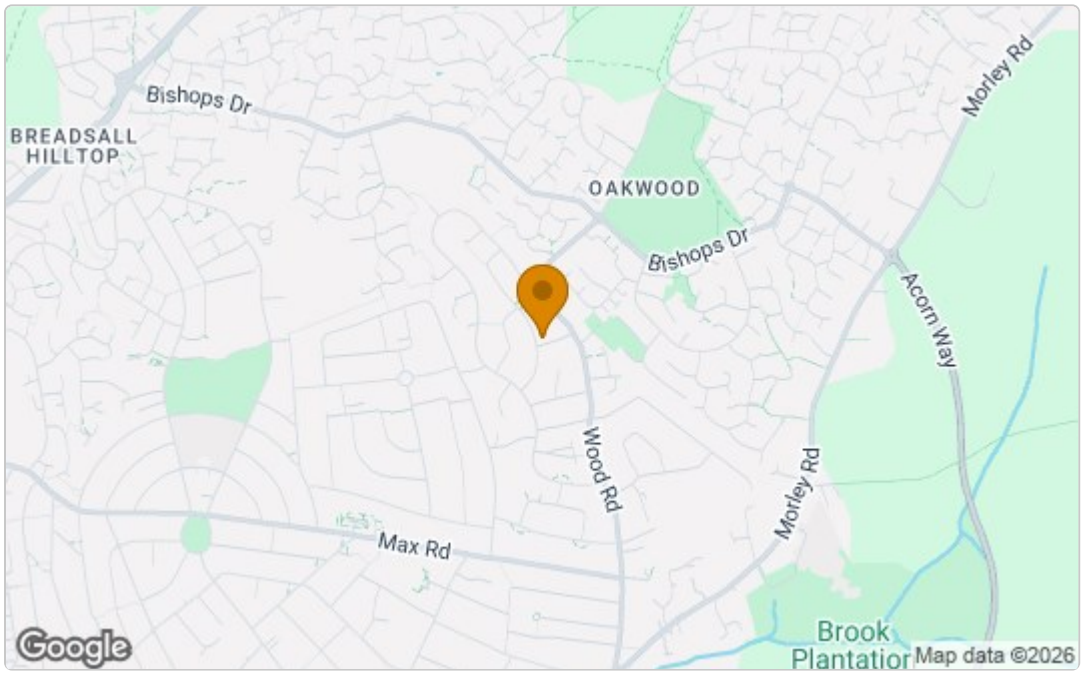
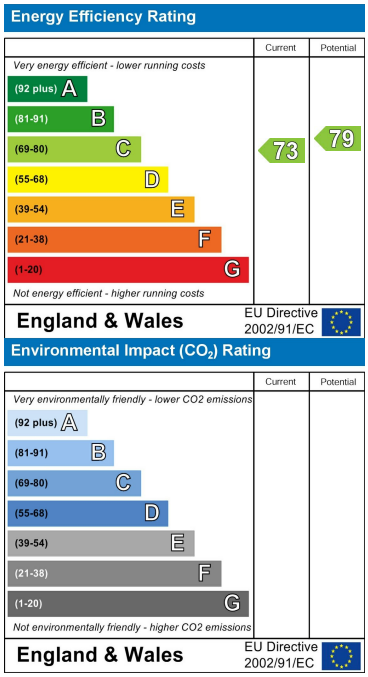
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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