



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.

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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.

Viewing Strictly By Appointment Only

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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.

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You are NOT obliged to use our preferred partner services.

Priestland Avenue, Spondon, DE21 7GQ | Freehold

Situated just a short distance from Spondon village, this well-presented three-bedroom semi-detached home offers generous living space in a convenient location. Features include a spacious living/dining room, an enclosed rear garden and a block-paved frontage providing off-road parking. Ideal for first-time buyers or growing families.

- Well-Presented Semi-Detached Home
- Three Double Bedrooms
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold
- Off-Road Parking And Garage



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.



Situated just a short distance from Spondon village, this well-presented and well-maintained three-bedroom semi-detached home offers generous living space in a convenient location. Features include a spacious living/dining room, an enclosed rear garden and a block-paved frontage providing off-road parking. Ideal for first-time buyers or growing families.

The accommodation benefits from gas central heating and double glazing and briefly comprises an entrance porch, a spacious living/dining room and a kitchen. To the first floor are three double bedrooms and a bathroom fitted with a white three-piece suite.

Outside, the block-paved frontage provides ample off-road parking and access to the garage. The enclosed rear garden is mainly laid to lawn with a block-paved patio and decked seating areas, ideal for relaxing or entertaining.

Entrance: (3'6" x 6'2") 1.07 x 1.88

Living/Dining Room: (11'9" x 22'3") 3.58 x 6.78

Kitchen: (7'11" x 12'2") 2.41 x 3.71

First Floor Landing: (8'1" x 2'9") 2.46 x 0.84

Bedroom One: (8'10" x 14'3") 2.69 x 4.34

Bedroom Two: (8'1" x 11'1") 2.46 x 3.38

Bedroom Three: (11'9" x 7'10") 3.58 x 2.39

Bathroom: (6'3" x 7'7") 1.90 x 2.31

Garage: (8'2" x 16'8") 2.49 x 5.08

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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