



**Station Road, Hatton DERBY DE65 5EL**

**welcome to**

**Station Road, Hatton DERBY**

A traditional and characterful three bedroom semi-detached home offering generous living accommodation, a large plot, a driveway and a substantial rear garden. Ideally situated for local amenities, and transport links, this is a fantastic opportunity for buyers to create a fantastic family home.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Porch

A bright enclosed porch with glazing and internal door leading to the main hallway. Ideal for storing coats and shoes.

## Hallway

A spacious and welcoming entrance hall featuring attractive stained glass style panels, staircase to the first floor, under stairs storage and access to both reception rooms and the kitchen.

## Lounge

11' 4" x 11' 11" ( 3.45m x 3.63m )

A generous front facing reception room with a large bay window allowing plenty of natural light. Ample space for living furniture, neutral décor and traditional styling.

## Dining Room

12' 7" x 11' 11" ( 3.84m x 3.63m )

A versatile second reception room overlooking the rear garden. Ideal as a formal dining room, family room or playroom, with direct access towards the garden area.

## Kitchen

17' 3" x 8' 11" ( 5.26m x 2.72m )

A substantial extended kitchen offering extensive worktop and storage space, dual aspect windows, fitted cabinetry and side/rear access doors. A fantastic footprint ready for modernisation into a stylish contemporary kitchen.

## Bedroom One

12' 7" x 11' 11" ( 3.84m x 3.63m )

A generous double bedroom overlooking the rear garden with excellent floor space for wardrobes and bedroom furniture.

## Bedroom Two

12' 4" x 11' 11" ( 3.76m x 3.63m )

spacious double bedroom with front facing views and built in over stair storage.

## Bedroom Three

8' 11" x 7' 8" ( 2.72m x 2.34m )

A well-proportioned single bedroom ideal for a guest room, dressing room, or home office.

## Bathroom

8' 11" x 8' 7" ( 2.72m x 2.62m )

A notably large family bathroom currently fitted with a traditional suite. Excellent scope to reconfigure into a modern space with bath and separate shower if desired.

## Outside

Externally, the property boasts an extensive rear garden, largely uncultivated and presenting a blank canvas with scope for landscaping, play areas, or further extension (subject to permissions). To the front of the property, a long driveway provides ample off road parking and leads to an outbuilding/garage space.



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## Station Road, Hatton DERBY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE
- SUBSTANTIAL PLOT AND REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109451 - 0002

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bagshaws residential



**01332 518844**



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**bagshawsresidential.co.uk**