



£170,000

Springfield Road, Derby DE21 6WG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- No upward chain
- Lounge & Dining Room
- Established residential location
- Cherry Tree Hill Primary School catchment
- West Park Secondary school catchment
- Excellent potential to create a lovely home
- Off-road parking & rear garden
- Viewing highly recommended

## Property Description

Offered with no upward chain is this well presented three bedroom semi detached house located in a popular residential area .

## Main Particulars

Derbyshire Properties are pleased to present a spacious three bedroom semi detached house located in popular residential area. The property is offered for sale with no upward chain and immediate vacant possession is available. Internally the property is presented to a good standard and offers accommodation over two floors. To the ground floor there is an entrance porch, spacious hallway, lounge and dining kitchen. To the first floor there are three bedrooms and bathroom. Externally the property offers parking to the front elevation and decent sized garden to the rear. We recommend the property would ideally suit first time buyers looking to take their first steps onto the property ladder, buy to let investors and those looking to downsize.

### Ground Floor

#### Entrance Porch

0.89m x 1.64m (2' 11" x 5' 5") with double glazed sealed unit door leading in from the side elevation, double glazed obscured windows to the front and side elevations, newly carpeted floor covering and a double glazed sealed unit door leading into the main entrance hallway.

#### Hallway

1.87m x 3.63m (6' 2" x 11' 11") entered via the porch, radiator, newly carpeted staircase to first floor, landing with under stairs storage cupboard and internal door leading to living room.

#### Living Room

3.65m x 3.77m (12' 0" x 12' 4") with double glazed window to the front elevation, radiator, decorative wall lighting, TV point and newly fitted carpet. The focal point of the room is a full length stone fireplace with inset gas fire set up on a large tiled hearth. Double sliding internal doors lead through to dining room.

#### Dining Room

2.57m x 2.97m (8' 5" x 9' 9") with a continuation of the newly fitted carpet from the lounge, radiator, double glazed patio doors leading out onto the rear garden. Archway to kitchen.

#### Kitchen

2.54m x 2.70m (8' 4" x 8' 10") mainly comprises of a range of wall and base mounted matching units with rolltop worksurfaces incorporating a 1 & 1/2 bowl sink drainer unit with mixer taps and tiled splashback areas. Under cupboard lighting, space and plumbing for washing machine, integrated electric oven, four- ring gas hob with stainless steel extractor canopy over, space for fridge, freezer, tiled floor covering a double glazed window and door to the rear elevation.

### First Floor

#### Landing

1.75m x 1.89m (5' 9" x 6' 2") - access from the main entrance hallway with double glazed obscure window to the side elevation, loft access point and internal doors accessing all bedrooms and bathroom.

#### Bedroom One

3.30m x 3.58m (10' 10" x 11' 9") with double glazed window to the front elevation, radiator, space for bedroom furniture and useful in-built storage cupboard.

#### Bedroom Two

3.16m x 2.72m (10' 4" x 8' 11") with double glazed window to the rear elevation, radiator, decorative coving to ceiling and space for bedroom furniture.

#### Bedroom Three

2.43m x 2.64m (8' 0" x 8' 8") with double glazed window to the front elevation and radiator.

#### Bathroom

1.66m x 2.51m (5' 5" x 8' 3") the three-piece white suite contains low-level WC, pedestal wash handbasin and corner bath with shower attachment over. Fully tiled walls, double glazed obscured windows to the rear and side elevations and carpet floor covering.

#### Outside

#### Outside

To the front elevation is a block paved driveway providing parking for approximately two vehicles with a side access pathway leading to rear garden. The rear garden is mainly laid to lawn with stocked flower bed and is enclosed on all sides by timber fence boundaries.

#### Please note:

This property is Unity Build - the PRC Certificate is available.

#### Disclaimer

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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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