



£115,500

Cleveland Road, Stonebroom DE55 6JF

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
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Step Inside

Key Features

- No upward chain
- Driveway Parking for Multiple Vehicles
- Double Bedrooms
- Semi Detached Home
- Ideal For Access to A38 & M1
- Viewing an Absolute Must
- Calling All Investors
- Ideal First Home With Potential

Property Description

Public Notice: We are acting in the sale of the above property and have received an offer of £110,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Main Particulars

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Kitchen

5.37m x 2.86m (17' 7" x 9' 5")

Lounge

5.36m x 3.38m (17' 7" x 11' 1")

Conservatory

4.20m x 3.49m (13' 9" x 11' 5")

First Floor

Landing

Bedroom One

3.49m x 3.45m (11' 5" x 11' 4")

Bedroom Two

3.45m x 2.82m (11' 4" x 9' 3")

Bathroom

2.08m x 1.82m (6' 10" x 6' 0")

Council Tax

We understand that the property currently falls within council tax band A, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.

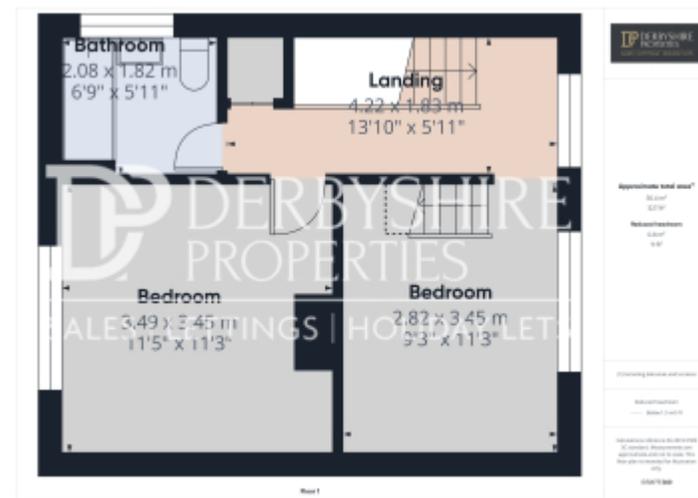
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 51 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Telephone: 01773 832355

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= RAINBOW IN REALTY =

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