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121 Lower Dale Road, Derby, DE23 6XA | **Offers In Excess Of £80,000**

Superbly presented and recently upgraded mid terrace property, ideal for first time buyer or investment opportunity. Boasting two good sized reception rooms with feature fire places, extended fitted kitchen, two double bedrooms, modern fitted four piece bathroom suite and low maintenance rear garden. Internal viewings are a must to appreciate the size and standard of accommodation on offer.

- READY TO MOVE INTO MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- UPSTAIRS FOUR PIECE BATHROOM SUITE
- EPC RATING D

Make YOUR Move!
Hannells are proud to help more people move in Derby than any other agent - and we'd like to move you too! To arrange a viewing on this property, put in your offer; or even talk to us about selling yours - our experienced team are waiting to help...

Part of the Hannells Group, winners of an International Property Award 2014 - 2015
Derby Telegraph Business Awards Finalists 2014





Kitchen



Bedroom One



Bathroom

Dining Room : 11' 10" x 11' 5" (3.60m x 3.48m) Max

Having a uPVC double glazed window and uPVC door to the front elevation, feature gas fire with coal effect living flame and stone surround, radiator and a telephone point.

Lounge: 11' 10" x 11' 5" (3.60m x 3.48m) Max

Having a uPVC double glazed window to the rear elevation, feature gas fire with coal effect living flame and stone surround, radiator, television point, under stairs storage cupboard, laminate floor and stairs leading onto the first floor.

Kitchen : 17' 2" x 6' 4" (5.23m x 1.93m) Max

Having a uPVC double glazed window to the side and rear elevation, modern fitted kitchen comprising; wall, base and drawline units incorporating a laminate work surface, tiled splash backs, stainless steel sink with drainer and mixer tap, gas cooker point, breakfast area, space and plumbing for dish washer and washing machine, space for fridge freezer, two designer radiators, wall mounted combination boiler, tiled flooring and uPVC double glazed door on the side elevation leading onto the rear garden.

Bedroom One : 11' 9" x 11' 5" (3.58m x 3.48m) Max

Having a uPVC double glazed window to the front elevation, radiator and a television point.

Bedroom Two : 11' 10" x 11' 5" (3.60m x 3.48m) Max

Having a uPVC double glazed window to the rear elevation, radiator, over stairs storage cupboard, television and telephone points.

Bathroom : 6' 11" x 8' 9" (2.11m x 2.66m)

Having a uPVC double obscured glazed window to the rear elevation, modern fitted four piece suite comprising; vanity wash hand basin with mixer tap, low level WC, panelled bath with mixer tap, shower cubicle with mixer shower over, designer radiator, extractor fan, fully tiled walls and floor.

Outside :

To the front of the property there is a small enclosed paved area. To the rear is a fence enclosed low maintenance paved patio area with wooden shed, water point and secure gated access leading to the front of the property.



Directions:

From the offices of Hannells, Littleover turn immediate left onto Stenson Road and continue straight. At the roundabout take the second exit continuing on Stenson Road, first exit off the next roundabout onto Upper Dale Road continue for a short while then turn left onto Dale Road then left onto Lower Dale Road where the property can be found on the left hand side as identified by our Hannells 'For Sale' board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Get in touch! Tel: 01332 773399 Email: enquiries@hannells.co.uk

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property. They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

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