



**HOPKINS & DAINTY**  
E S T A T E A G E N T S



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**Green Park, Derby, DE22 4EX**

**£205,000**

**\*COMING TO THE MARKET - RING NOW TO ARRANGE YOUR EARLY VIEWING\***

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market, this three bedroom semi-detached home. Set on the popular Mackworth Estate at the edge of Derby, convenient for access to the A38/A52, Markeaton Park and Royal Derby Hospital.

The property is set back from the road, via a shared walkway and offers: entrance hallway with a WC. Lounge, conservatory, kitchen and dining room. On the first floor, the landing provides access to two double bedrooms and a good size single third bedroom, and the bathroom. The property has gas central heating and double glazing, along with a pleasant garden. Full details, photos and a floorplan to follow soon.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

**Entrance Hall**

**Lounge**

**Conservatory**

**Kitchen**

**Dining Room**

**WC**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Garden**

### **Draft Sales Details**

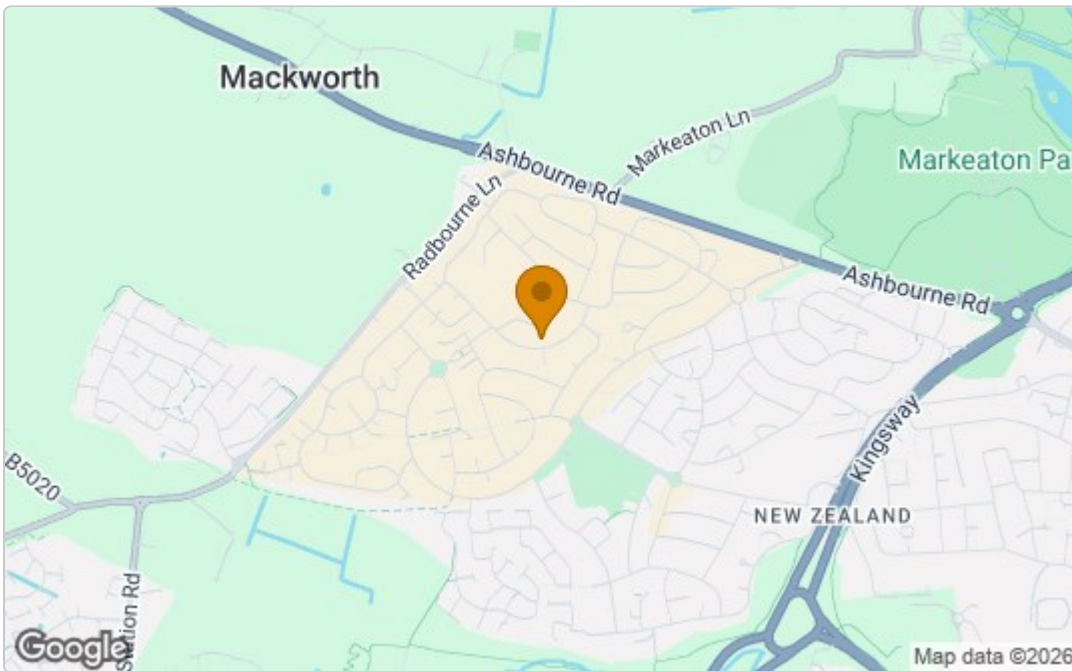
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### **Important Information**

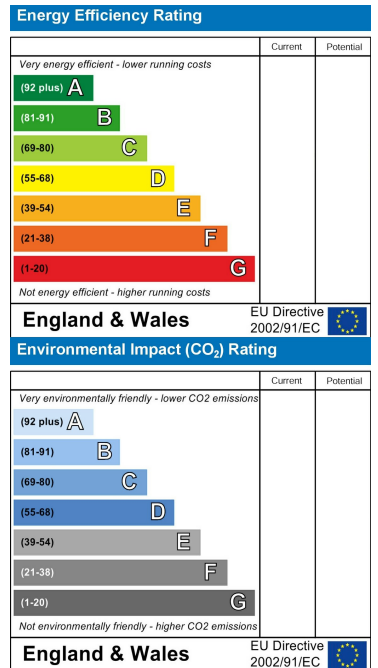
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.