



152 Oregon Way, Derby, DE21 6UR Offers in excess of £170,000

Situated in a popular residential area of Chaddesden, this well-proportioned three-bedroom semi-detached home offers comfortable living space and practical layout.

The ground floor comprises a welcoming entrance porch leading into a central hallway, with access to a spacious lounge positioned at the front of the property. This bright and inviting room provides ample space for both relaxing and entertaining. To the rear, a separate dining room offers an ideal setting for family meals or social occasions, with convenient access through to the fitted kitchen, which is well laid out with a good range of units and workspace.

Upstairs, the first floor hosts three bedrooms, including two generous doubles and a well-sized single bedroom, ideal as a child's room, home office, or nursery. A family bathroom serves all bedrooms and is positioned off the landing.

Externally, the property benefits from an outbuilding, offering useful additional storage or potential for a workshop or hobby space. The home also enjoys a traditional layout with scope for modernisation and personalisation, allowing buyers to add their own style and value over time.

Located on Oregon Way, the property is well placed for local amenities, reputable schools, and transport links into Derby city centre

Early viewing is highly recommended to appreciate the space and potential on offer.



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. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

