SCOFFIELD STONE
estate agents

61 Welland Road, Hilton, Derby, Derbyshire, DE65 5GZ

£175,000

NO UPWARD CHAIN. IMMEDIATE VACANT POSSESSION. IMMACULATELY PRESENTED THROUGHOUT. Scoffield Stone are delighted to offer 'For Sale' this immaculately presented three bedroom, three storey semi detached property, ideally situated within this sought after residential address and close to all local amenities on offer in Hilton. The property is offered for sale with no upward chain and immediate vacant possession with the accommodation briefly comprising; Entrance hallway, guest cloakroom/wc, spacious sitting room with French doors onto the rear garden, modern fitted kitchen to the ground floor. To the first floor is a master bedroom with Juliette balcony and modern four piece family bathroom suite and to the second floor are two further good sized bedrooms with contemporary shower room. To the outside of the property is a delightful enclosed rear garden with decking and storage areas with a landscaped fore garden to the front of the property. The property also benefits from a detached single garage and off road parking. Viewing is essential to fully appreciate the size and wealth of accommodation on offer.

naea | propertymark PROTECTED
arla | propertymark PROTECTED
The Property Ombudsman
oh! ourhouse (uk) limited

Mickleover: 01332 511000
Hilton: 01283 777100
www.scoffieldstone.co.uk

61 Welland Road, Hilton, Derby, Derbyshire, DE65 5GZ

Entrance Hallway
Having wood effect laminate flooring with stylish decor and part decorative glazed composite entrance door.

Sitting Room
11'5" x 11'5" (3.5 x 3.5)
Having wood effect laminate flooring, stylishly decor, coving to ceiling, tv point, telephone point, radiator and Upvc double glazed French doors with side windows providing views and access to the rear garden, with fitted Venetian blinds.

Kitchen
Having a range of fitted wall, base and drawer units to cream finish with dark stone effect roll edge worktop, inset stainless steel sink with side drainer and chrome hot and cold mixer tap, inset four burner gas hob with concealed extractor hood, inset electric oven, under counter space and plumbing for washing machine, space for fridge freezer, complimentary ceramic tiled splashbacks, ceramic tile effect vinyl flooring and Upvc double glazed window to front aspect with fitted Venetian blind.

Guest Cloakroom/wc
Having complimentary white two piece suite comprising; low flush w/c, pedestal wash hand basin with chrome hot and cold taps, complimentary ceramic tiled splash backs, extractor fan, radiator, stylishly decorated and wood effect laminate flooring.

First Floor Landing
Having carpet to flooring, neutral decor, wooden hand rail and spindle balustrade, walk in cupboard providing useful extra storage space and airing cupboard housing hot water cylinder and boiler.

Master Bedroom
11'5" x 11'5" (3.5 x 3.5)
Having feature Upvc double glazed French doors to Juliette balcony, fitted wardrobes providing ample hanging rail and shelving space, carpet to flooring, stylishly decorated, tv point, telephone point and two radiators

Family Bathroom
Having a contemporary four piece suite comprising; low flush w/c, pedestal wash hand basin with chrome hot and cold mixer tap, bath tub with chrome hot and cold mixer tap and shower attachment, double shower enclosure with plumbed shower, complimentary ceramic tiled splash backs, radiator, shaving point, wood effect vinyl flooring, stylish decor and two Upvc double glazed window to front aspect with fitted roller blinds.

Second Floor Landing
Having wooden hand rail and spindle balustrade, carpet to flooring and neutral decor.

Bedroom Two
11'5" x 11'5" (3.5 x 3.5)
Providing access to loft space, carpet to flooring, neutral decor, radiator and Upvc double glazed window to rear aspect.

Bedroom Three
11'5" x 7'10" (3.5 x 2.4)
Having carpet to flooring, neutral decor, radiator, telephone point and Upvc double glazed window to front aspect with fitted Venetian blind.

Shower Room
Having a contemporary three piece suite comprising; low flush w/c, pedestal wash hand basin with chrome hot and cold mixer tap, single shower enclosure with plumbed in shower, complimentary ceramic tiled splash backs, radiator, shaving point, extractor fan, neutral decor and carpet to flooring.

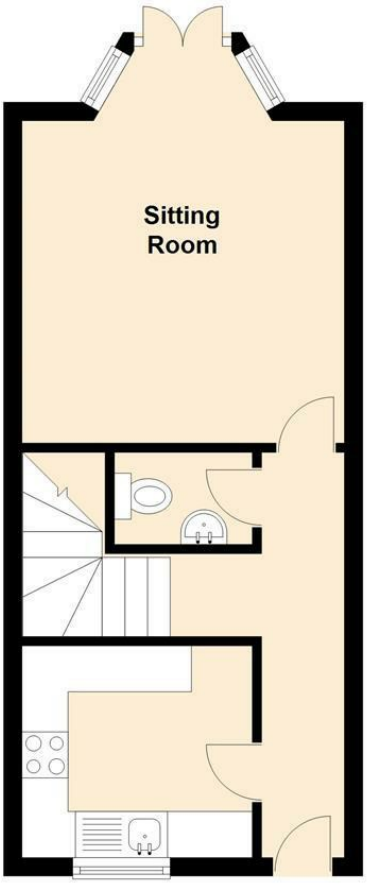
Outside
To the front of the property is a low maintenance landscaped forecourt with decorative pebble and decking areas and concrete pathway leading to the front entrance door. The property also benefits from a single detached garage and driveway parking, which are located separately from the property.

To the rear of the property is a delightful, fully enclosed garden with shaped lawn having planting borders, decking area providing excellent entertaining space and a side paved patio area useful for storage space.

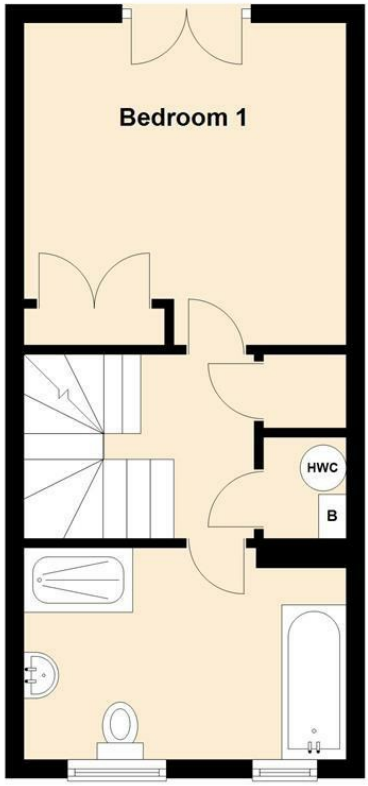
Garage
Detached from the property with a metal up and over door.

Disclaimer
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

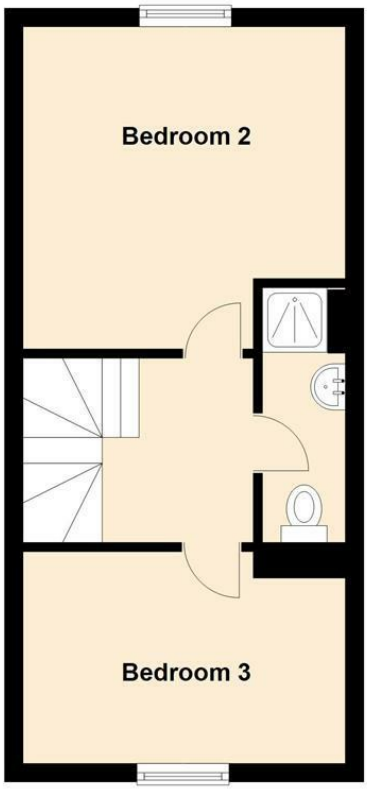
Ground Floor

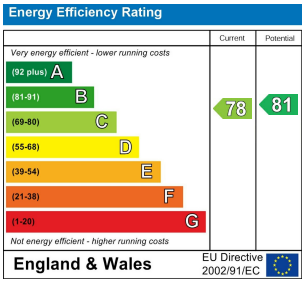


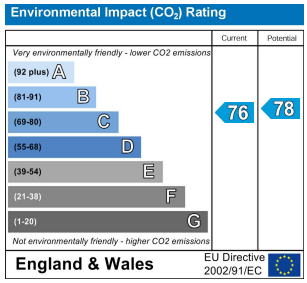
First Floor



Second Floor







Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980

Scoffield Stone is a trading name of ourhouse (uk) limited