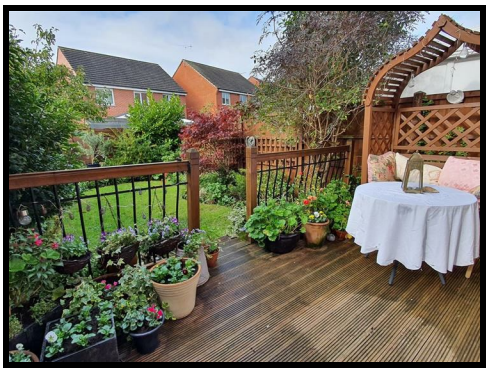
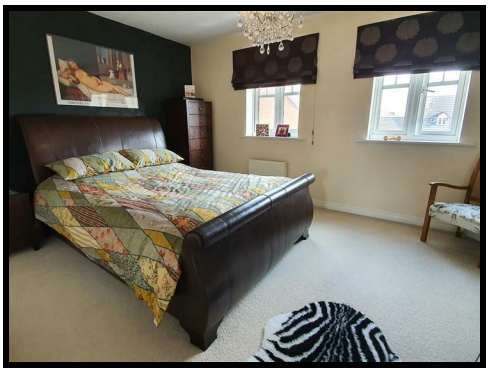
SCOFFIELD STONE
estate agents





18 Clyde Street, Hilton, Derby, DE65 5ND

£185,000

NO UPWARD CHAIN - Scoffield Stone are pleased to offer For Sale this well presented THREE STOREY, THREE BEDROOM MID TERRACED property situated in a cul de sac position within this popular village location of Hilton, within walking distance of the village centre, which offers a good selection of shops and services. Accommodation in brief comprises entrance to hallway with guest cloakroom and single third bedroom with French doors to garden at ground floor. To the first floor you will find the sitting room and kitchen/diner. On the second floor are two double bedrooms and family bathroom. The main bedroom has an en suite shower room. The property has an integral single garage with double driveway to the front. At the rear of the property is an enclosed and established garden with decking. The property is within the John Port Academy Catchment area and has excellent access to main routes.

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GROUND FLOOR

Entrance Hall
Carpeted and neutrally decorated with carpet matwell, panelled and part decorative glazed main entrance door and radiator.

Guest Cloakroom

Having wood effect ceramic tiled flooring and neutral decor with, radiator, toilet and wall mounted wash hand basin with chrome hot and cold taps.

Bedroom Three
9'4" x 7'6" (2.86 x 2.3)

Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden and radiator.

FIRST FLOOR

Stairs/Landing One
Carpeted and neutrally decorated with wooden spindle staircase, radiator and built in cupboard.

Sitting Room
16'0" max x 13'5" (4.89 max x 4.1)

Carpeted and stylishly decorated with two rear aspect upvc double glazed windows, two radiators, tv point, telephone point and electric fire set within a stylish stone effect surround.

Kitchen/Diner
13'8" max x 13'1" max (4.18 max x 4 max)

Having ceramic tiled flooring and stylish decor with two front aspect upvc double glazed windows, radiator, a range of fitted wall and floor units to gloss white with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, integrated electric oven with gas hob over and chimney style extractor hood and inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap.

SECOND FLOOR

Stairs/Landing Two
Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard and access to roof space.

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Bedroom One
15'7" max x 10'10" max (4.75 max x 3.31 max)

Carpeted and neutrally decorated with two front aspect upvc double glazed windows, radiator and tv point.

En Suite

Having wood effect ceramic tiled flooring and stylish decor with double shower enclosure having tiled splashback and plumbed shower, toilet, pedestal wash hand basin with chrome hot and cold taps and chrome heated towel rail.

Bedroom Two
11'8" x 8'9" (3.57 x 2.67)

Carpeted, with rear aspect upvc double glazed window and radiator.

Bathroom

Having ceramic tiled flooring and neutral decor with rear aspect obscure upvc double glazed window, bathtub with chrome hot and cold taps, pedestal wash hand basin with chrome hot and cold taps, toilet, tiled splashbacks and chrome heated towel rail.

OUTSIDE
To the front is a tarmacadam double driveway and gravelled border. To the rear is an enclosed and semi-private garden with decked patio, lawn and established borders.

Garage
An integral single garage with light, power, metal up and over door and wall mounted gas boiler.

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.

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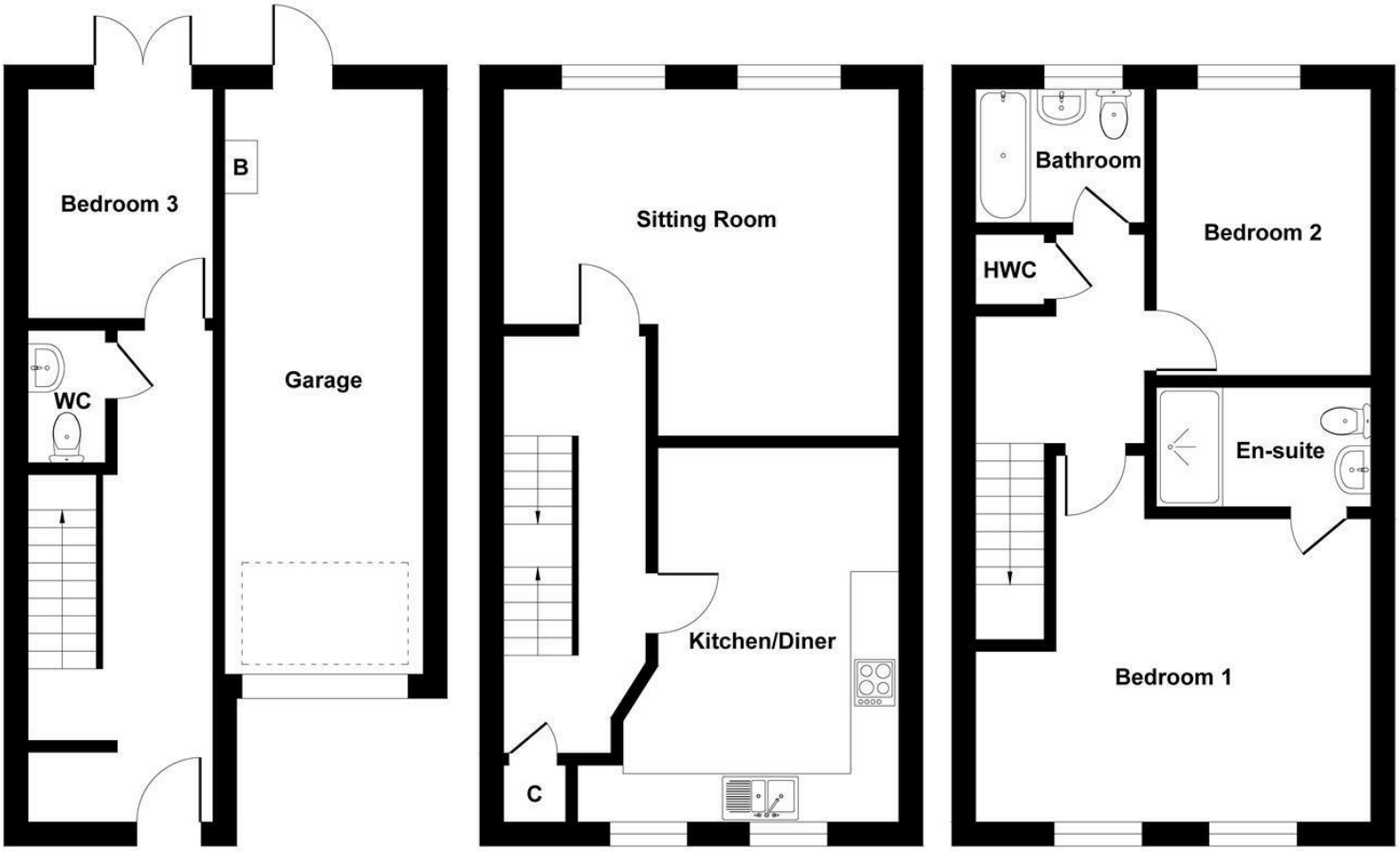

Ground Floor **First Floor** **Second Floor**

Not to Scale. Produced by The Plan Portal 2020
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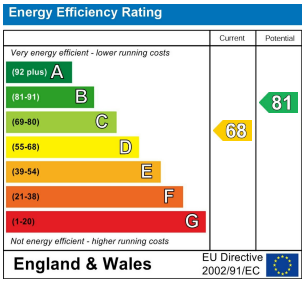

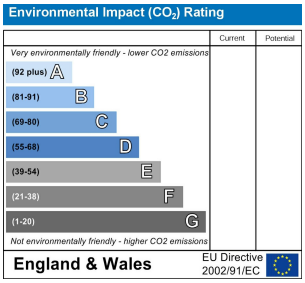

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