

190 Welland Road, Hilton, Derby, DE65 5NN

£180,000

*** CHAIN FREE ***

A well presented three-bedroom mid terraced property which will ideally suit first time buyers or investors alike. The property is well presented throughout and offers a fitted kitchen/diner, sitting room with patio doors leading onto a low maintenance garden at the rear. At the first floor you will find two double bedrooms and one single bedroom, the main bedroom having an en suite shower room. Car parking is located to the rear of the property, with two allocations found within a communal parking area. The property is ideally located close to main routes, within walking distance of a number of local shops and services and is within the John Port Academy catchment area.



Mickleover: 01332 511000

Hilton: 01283 777100

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Entrance Hall

Carpeted and neutrally decorated with entrance matwell, panelled and part obscure glazed composite main entrance door, radiator and under stairs storage.

Sitting Room

15'2" x 13'4" (4.64 x 4.07)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and sliding patio door, wall mounted electric fire, radiator, tv and telephone points. The staircase is positioned at the rear of the room and leads to the first floor landing.

Kitchen/Diner

12'2" x 7'10" (3.73 x 2.4)



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

Guest Cloakroom

Having recently fitted ceramic tiled effect vinyl flooring and neutral decor with front aspect obscure upvc double glazed window, radiator, toilet and wall mounted corner wash hand basin with chrome mixer tap.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, radiator, over stairs airing cupboard with hot water cylinder, access to roof space.

Bedroom One

11'0" x 8'6" (3.37 x 2.6)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator and fitted wardrobes.

En Suite

Having recently fitted ceramic tiled effect vinyl flooring and neutral decor with single shower enclosure with plumbed shower and tiled splashbacks, pedestal wash hand basin with chrome mixer tap, toilet and radiator.

Bedroom Two

9'7" x 8'6" (2.94 x 2.61)



Carpeted with front aspect upvc double glazed window and radiator.

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Bedroom Three

9'2" max x 6'5" (2.8 max x 1.97)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

Bathroom



Having recently fitted ceramic tiled effect vinyl flooring and neutral decor with tiled splashbacks, front aspect obscure upvc double glazed window, bathtub with shower attachment to chrome mixer tap, toilet, pedestal wash hand basin with chrome mixer tap and radiator.

Outside



To the front there is a small, gravelled forecourt. A walkway leads to tarmacadam parking area to the rear, with two allocated

parking spaces, one of which is in the carport to the bottom of the parking area.

To the rear is an enclosed garden laid mainly to lawn, with paved patio, exterior electric socket and two potting sheds.

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.

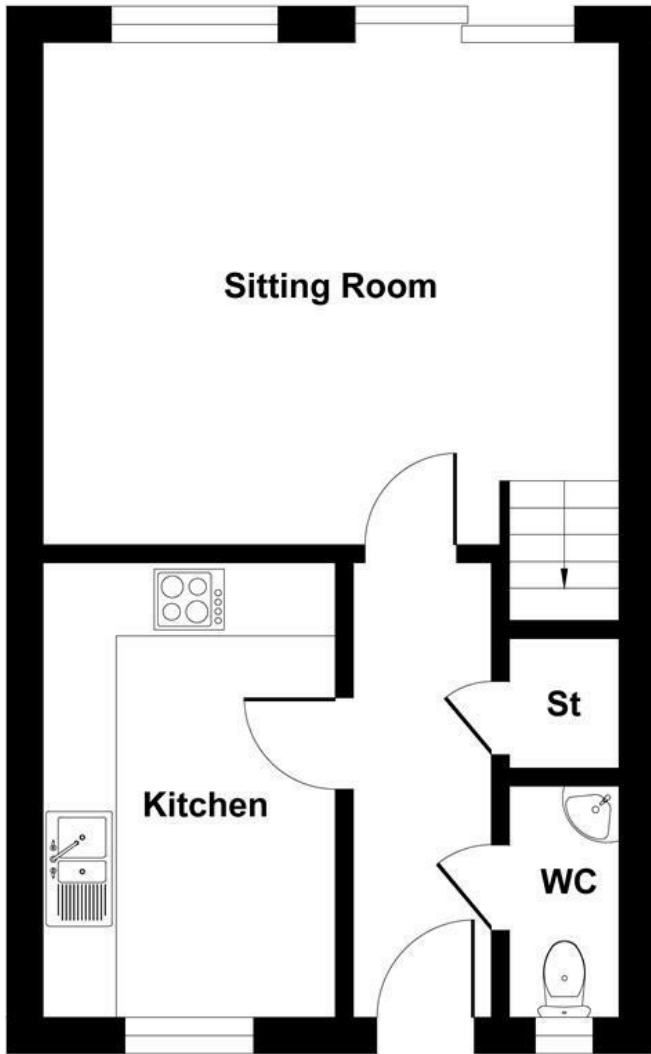


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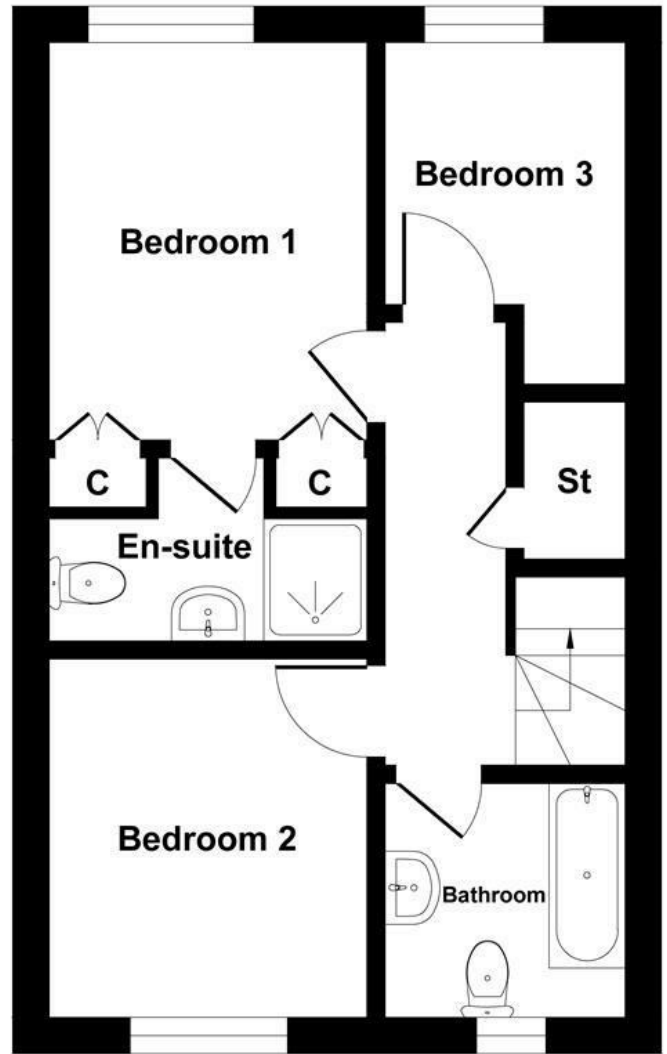
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GROUND FLOOR



FIRST FLOOR



Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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