



8 Clayton Gardens, Hatton, Derby, DE65 5EB
£239,950

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

ENTRANCE HALL

Stairs to first floor, access to ground floor rooms

CLOAKROOM WC

Low level wc, wash hand basin

KITCHEN AREA

Double glazed window to front aspect, fitted with matching wall and base units, integrated and free standing appliances

LIVING DINING ROOM

Double glazed doors to rear gardens, carpet flooring

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM

Double glazed window, carpet flooring

EN SUITE

BEDROOM

Double glazed window, carpet flooring

BEDROOM

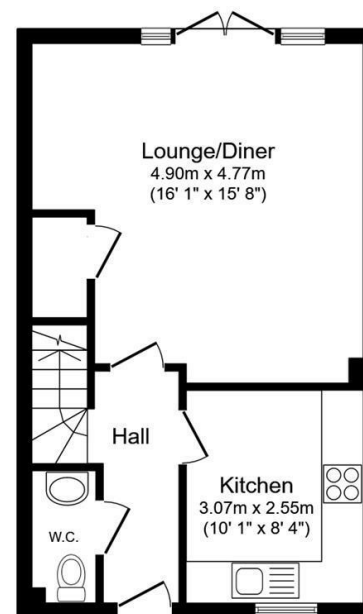
Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

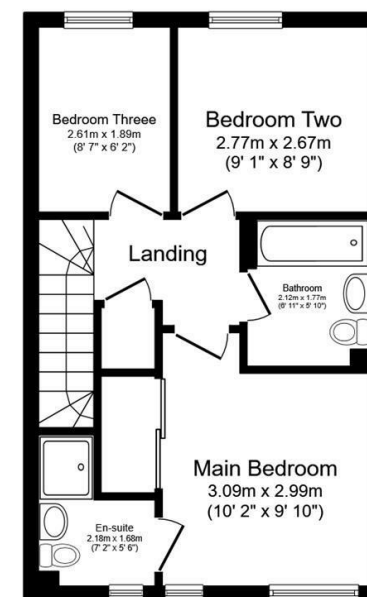
OUTSIDE

Good sized rear gardens laid to lawn, fully enclosed with gated side access



Ground Floor

Floor area 38.5 sq.m. (414 sq.ft.)



First Floor

Floor area 38.4 sq.m. (414 sq.ft.)

Total floor area: 76.9 sq.m. (828 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE