



## 57 Atlantic Way, Pride Point Derby, DE24 1AB £175,000

A MODERN TWO-BEDROOMED MID-TOWNHOUSE, ideal for the First Time Buyer(s) or investor, located within walking distance of Pride Park, and with easy access to Derby railway station, and city centre. Available with IMMEDIATE VACANT POSSESSION/NO CHAIN, the property benefits from gas central heating and uPVC double glazing, and briefly comprises: -

GROUND FLOOR, enclosed entrance porch, well-proportioned lounge, rear hall, cloaks/WC, and kitchen with integrated appliances.

FIRST FLOOR, landing, double bedroom with ensuite shower room, and double bedroom with ensuite bathroom. OUTSIDE, foregarden, enclosed rear garden, and twin tandem car standing spaces to the rear. EPC C, Council Tax Band B.

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## 57 Atlantic Way, Pride Point, Derby, DE24 1AB

### The Property

A modern and well-proportioned mid-townhouse, considered ideal for first time buyers or investors, and is available with no chain and immediate vacant possession. The accommodation comprises; enclosed entrance porch, well-proportioned lounge, rear hall, cloaks/WC, fitted kitchen, double bedroom with ensuite shower room, double bedroom with ensuite bathroom, foregarden, rear garden, and twin tandem car standing.



### Location

The property is situated on a popular, modern residential development within walking distance of Pride Park, Pride Park Stadium, Derby railway station, and the city centre. Ease of access is afforded to the A52 and A38 for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle, proceed via the ring road to Pride Park along Pride Park Way, continuing straight on at the first three traffic island, passing Pride Park Stadium, before turning left into Pride Point at the traffic lights onto Pacific Way, and right into Atlantic Way to find the property on the left-hand side.

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### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13541

### Accommodation

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

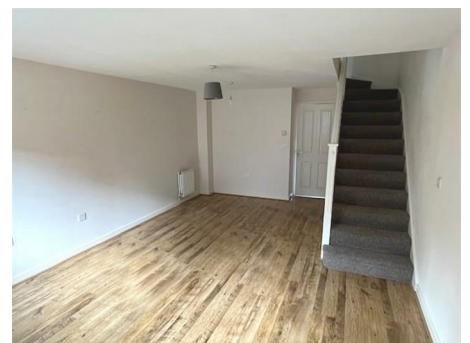
##### Enclosed Entrance Porch

Having double glazed entrance door, and inner door opening to the: -

##### Lounge

5.28m x 3.84m max (17'4" x 12'7" max)

Having laminate flooring, uPVC double glazed window to the front, two central heating radiators, and stairs to the first floor.



##### Inner Hall

Having laminate flooring, built-in store cupboard, archway to the kitchen, and double glazed door to the rear garden.

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### Cloaks/WC

Having modern white sanitary ware comprising; low-level WC, and pedestal wash hand basin, together with uPVC double glazed window, and central heating radiator.



### Kitchen

3.02m x 1.91m (9'11" x 6'3")

Having fittings comprising; three single base units, drawers, and two single wall units, together with integrated appliances to include; stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, electric oven, with ample work surface areas with tiled splashbacks, stainless steel sink unit with single drainer, uPVC double glazed window to the rear, and wall-mounted Ideal gas-fired boiler providing domestic hot water and central heating.



## FIRST FLOOR

### Landing

Having access to the loft space.

### Front Bedroom One

3.86m x 2.84m plus (12'8" x 9'4" plus)

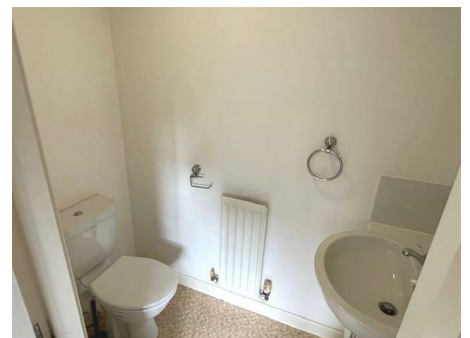
Measurements are 'plus door recess'.

Having uPVC double glazed window, central heating radiator, and built-in airing cupboard housing the hot water cylinder.



### Ensuite Shower Room

Having white sanitary ware comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and recessed shower cubicle with shower fitting, together with central heating radiator, and ceiling extractor fan.





### Rear Bedroom Two

3.86m x 2.59m (12'8" x 8'6")

Having uPVC double glazed window, and central heating radiator.



### Ensuite Bathroom

Having modern white sanitary ware comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and panelled bath with shower over and screen to the side, together with central heating radiator, and ceiling extractor fan.



## OUTSIDE

### Foregarden

Having small lawn, and shrub borders.

### Rear Garden

Enclosed by fencing for privacy, having paved patio, and lawn.



### Parking

To the rear of the property, within the rear courtyard, are two allocated twin tandem car standing spaces.

## ADDITIONAL INFORMATION

### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

### Note to Purchasers

We understand that there is a community charge of £200 (two hundred pounds) per annum.

### Services

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

**Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

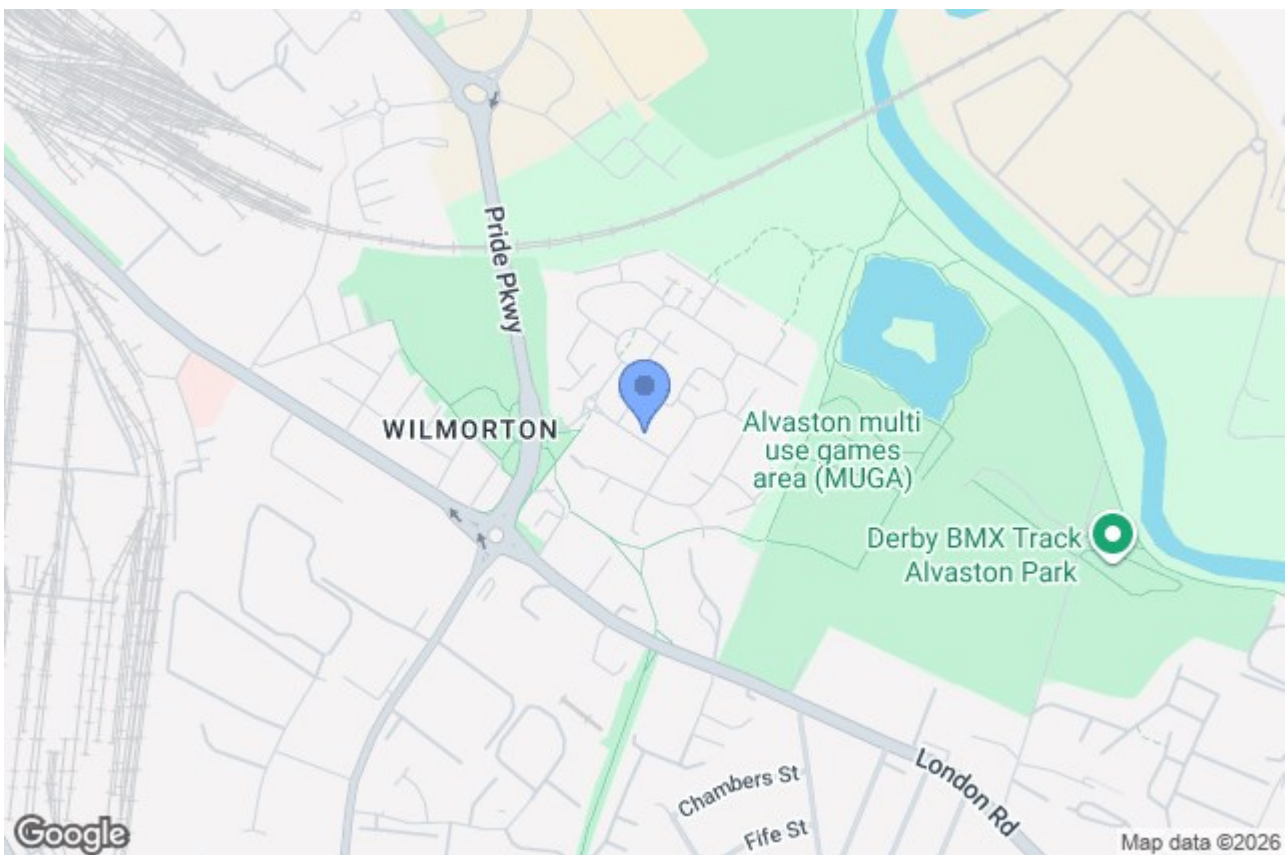
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

**REF: R13541**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		76	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for