



## 172 Mansfield Road, Chester Green, Derby, DE1 3RB

**£179,950**



Enjoying a pleasant front aspect over Chester Green, this is a generously proportioned two double bedroom mid terrace benefiting from a large kitchen and being attractively offered for sale with immediate vacant possession and no chain.



# 172 Mansfield Road, Chester Green, Derby, DE1 3RB

**£179,950**



The gas centrally heated and double glazed accommodation in brief comprises, front reception room, inner lobby with under stairs store, rear reception room with stairs to the first floor and continuing into the fitted kitchen with French doors.

To the first floor a passaged landing leads to two spacious double bedrooms and a well appointed shower room.

Externally there is street parking to the front and neighbouring side streets requiring a resident permit, gated front access leads to the enclosed rear garden having a large decked entertaining area leading onto a lawn with garden shed.

Chester Green is a popular residential location positioned close to the city centre with numerous parks nearby, including Chester Green itself, Darley Fields and Darley Park. Locally there is a useful convenience store, café and popular public houses along with further useful amenities found at the Meteor retail park and within Derby city centre.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

11'11" x 11'5" (3.63m x 3.48m)

Entering the property into a spacious reception room with timber panelled front door, twin double glazed windows, inset floor matt, ceiling coving, radiator.

#### INNER LOBBY

With useful understairs store cupboard.

#### DINING ROOM

11'10" x 11'5" (3.61m x 3.48m)

A second spacious reception room having a rear facing double glazed window, fitted shelving, stairs lead to the first floor, radiator, open plan access into:

#### EXTENDED KITCHEN

17'9" x 5'9" (5.41m x 1.75m)

Particularly spacious and being appointed with a range of fitted wall and base units with matching cupboard and drawer fronts,

laminated work surfaces, vinyl panelled splashback, electric oven, electric hob and extractor fan over, space for a fridge freezer and washing machine, tiled floor, inset ceiling spotlights, side UPVC double glazed window, radiator and UPVC double glazed French doors leading into the rear garden.

## FIRST FLOOR

### LANDING

Providing independent access to all first floor rooms, loft, radiator.

### BEDROOM ONE

14'10" x 12' (4.52m x 3.66m)

A large double bedroom having attractive wall panelling, shelving, two front facing double glazed windows overlooking Chester green, radiator.

### BEDROOM TWO

11'9" x 11'8" (3.58m x 3.56m)

A second large double bedroom having a

built-in cupboard, rear facing double glazed window, radiator.

### SHOWER ROOM

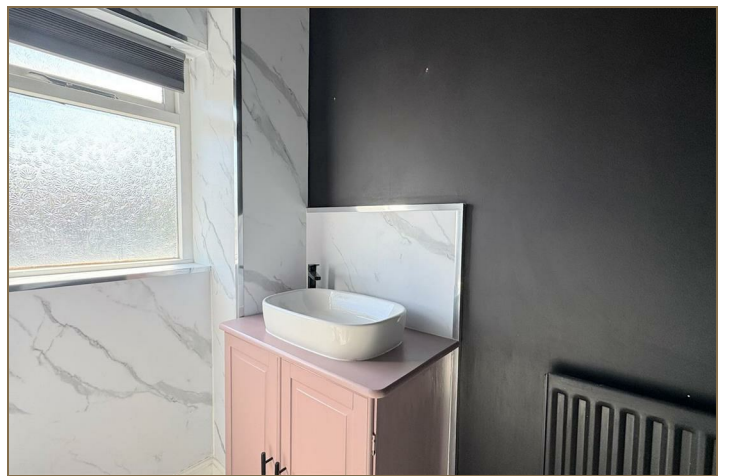
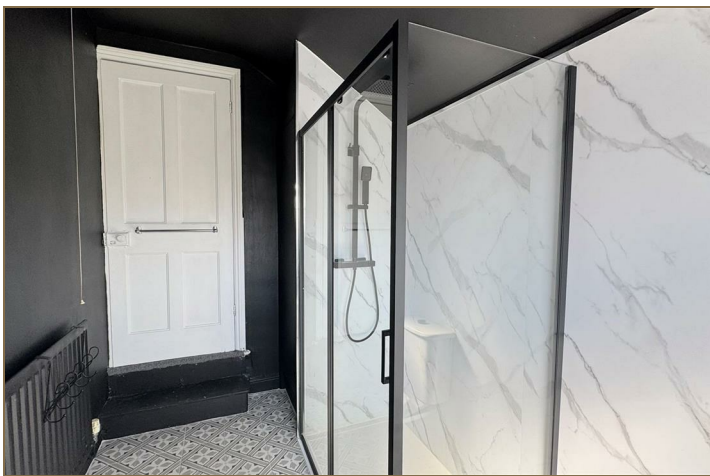
9'11" x 5'10" (3.02m x 1.78m)

Smartly appointed with a large shower cubicle with mains overhead shower and additional handheld shower, sliding screen door, wash hand basin sat on a vanity unit, low-level WC, tiled floor, attractive vinyl panelled walls, rear facing window with blind, radiator. A built-in cupboard houses a modern ideal combination boiler providing domestic hot water and gas central heating.

### OUTSIDE

Externally there is street parking to the front and neighbouring side streets requiring a resident permit, gated front access leads to the enclosed rear garden having a large decked entertaining area leading onto a lawn with garden shed.



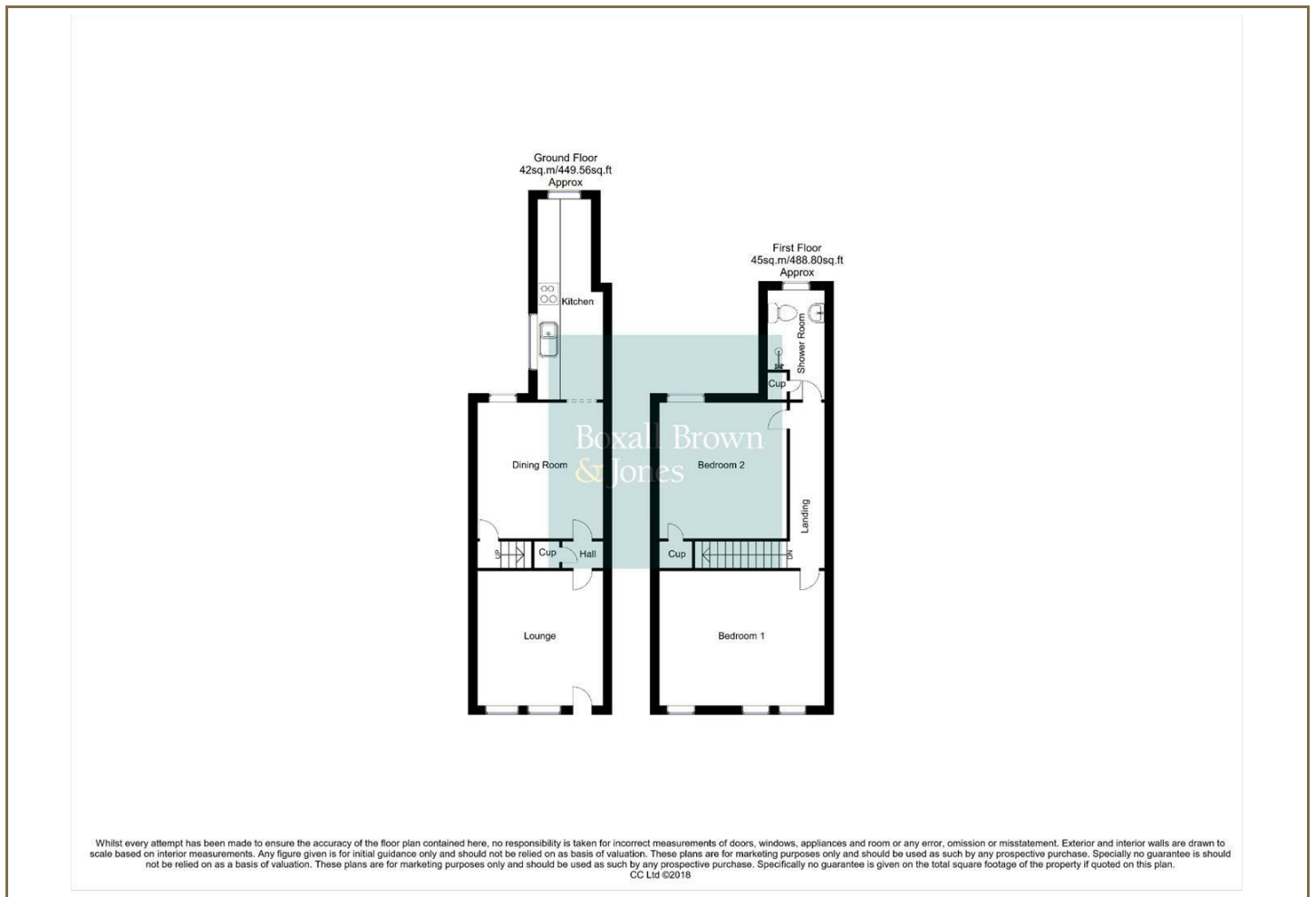




## Road Map



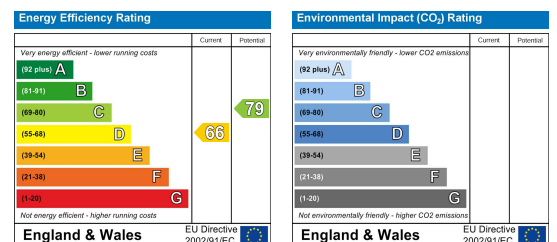
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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