Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

8 Harrogate Crescent, Breadsall Hilltop, Derby, DE21 4GN

£169,950

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This three bedroom semi-detached (non-standard construction) house offers a generous rear garden, shared driveway and requires general modernisation and is attractively offered for sale with no chain.

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The gas centrally heated and UPVC double glazed accommodation briefly comprises, hallway, lounge with open plan access into a dining room that adjoins a kitchen, side utility room and understairs store. There are three well-proportioned bedrooms and bathroom.

Externally there is a lawned front garden, shares side driveway leading to the generous rear garden with garage, patio and lawn.

Breadsall Hilltop is well placed for ease of access to the city centre, A38 and A52. Locally there are useful grocery stores, the Meteor shopping centre with cinema, supermarket and gym.

ACCOMMODATION

GROUND FLOOR

HALLWAY
Main UPVC double glazed front door, stairs to first floor, access into lounge and kitchen, radiator.

LOUNGE
14'8" x 10'9" (4.47m x 3.28m)
UPVC double glazed bay window, fireplace, radiator, open plan access into:

DINING ROOM
9'1" x 8'11" (2.77m x 2.72m)
With ample space for a dining table and chairs, rear facing UPVC double glazed window and door, radiator.

KITCHEN
10'2" x 7'3" (3.10m x 2.21m)
Appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, sink and drainer, space for an oven, undercounter fridge, tiled walls, UPVC double glazed window.

UTILITY ROOM
UPVC double glazed side door, plumbing for a washing machine, understairs store cupboard.

FIRST FLOOR

LANDING
Loft access, side UPVC double glazed window, cupboard housing combination boiler.

BEDROOM ONE
11'2" x 10'4" (3.40m x 3.15m)
With UPVC double glazed window, fitted wardrobes, radiator.

BEDROOM TWO
13'1" x 8'11" (3.99m x 2.72m)
With UPVC double glazed window, fitted wardrobes, radiator.

BEDROOM THREE
9'9" x 7'3" (2.97m x 2.21m)
A generous third bedroom with a UPVC double glazed window, built-in over stairs cupboard, radiator.

BATHROOM

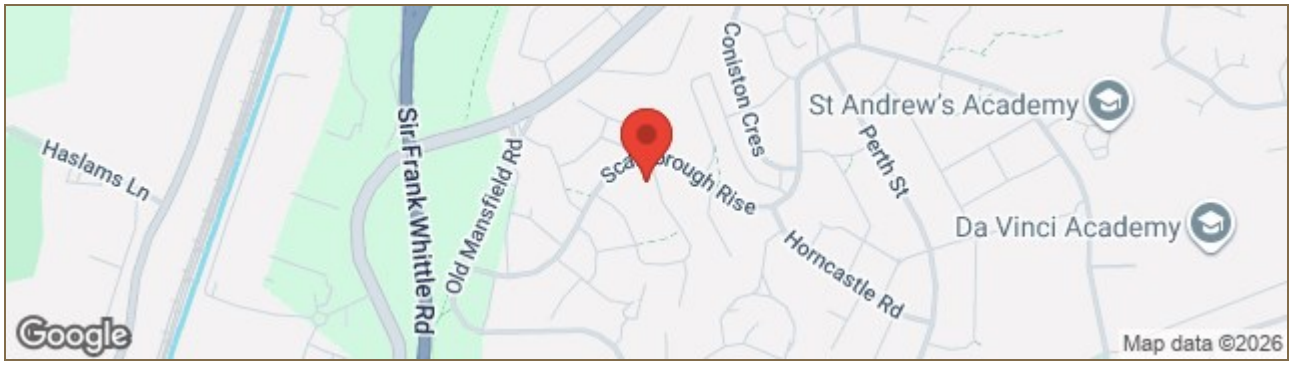
7'9" x 5'6" (2.36m x 1.68m)

Bath with electric shower over, wash basin and WC, two UPVC double glazed windows, radiator.

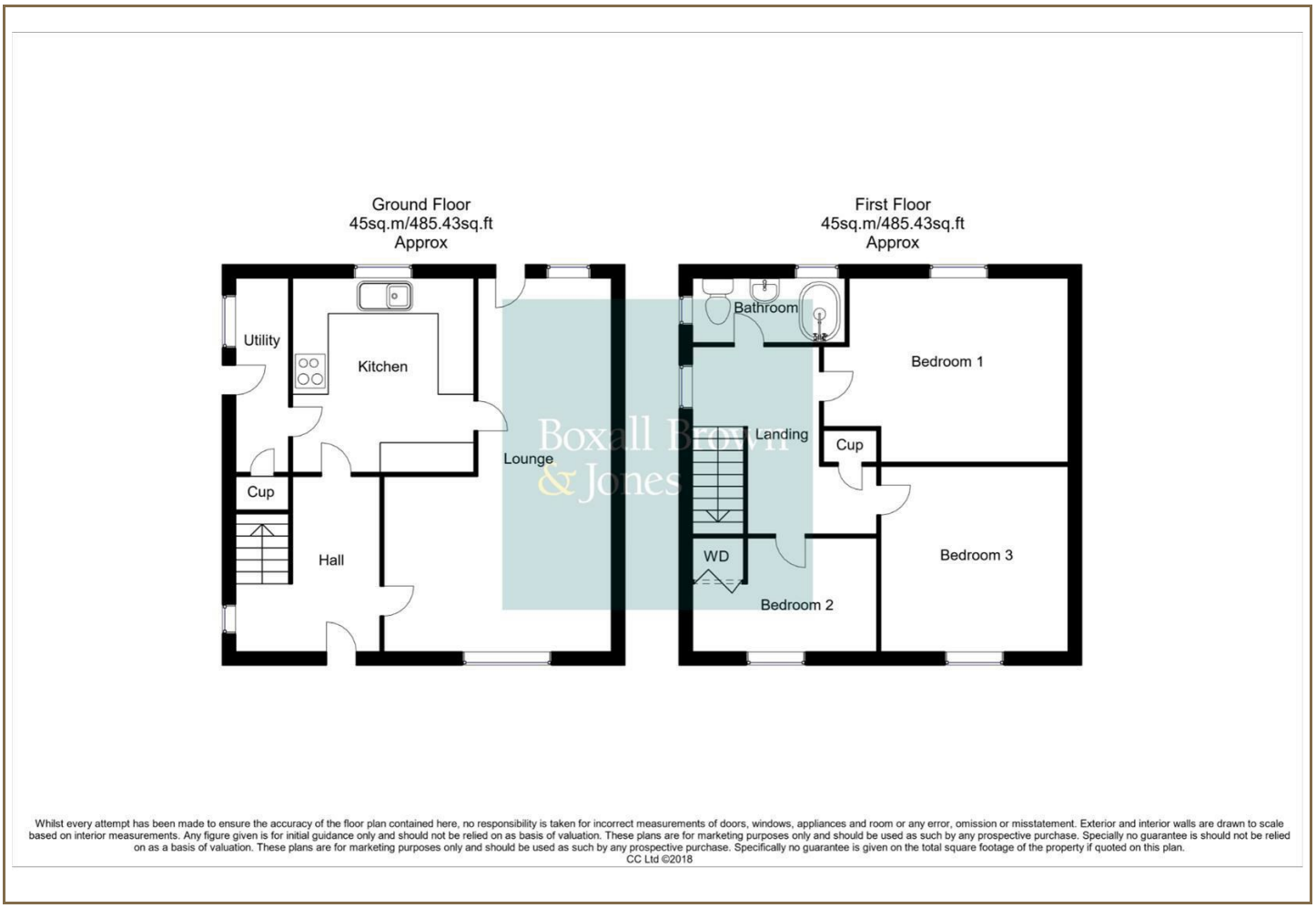
OUTSIDE

Externally there is a lawned front garden, shares side driveway leading to the generous rear garden with garage, patio and lawn.

Road Map



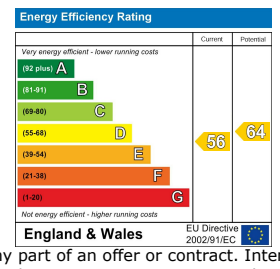
Floor Plan

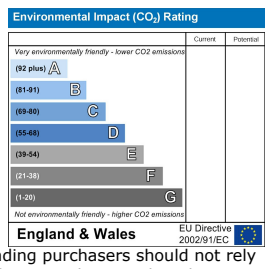


Viewing

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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