



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

**£174,950**



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.



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

£174,950



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.

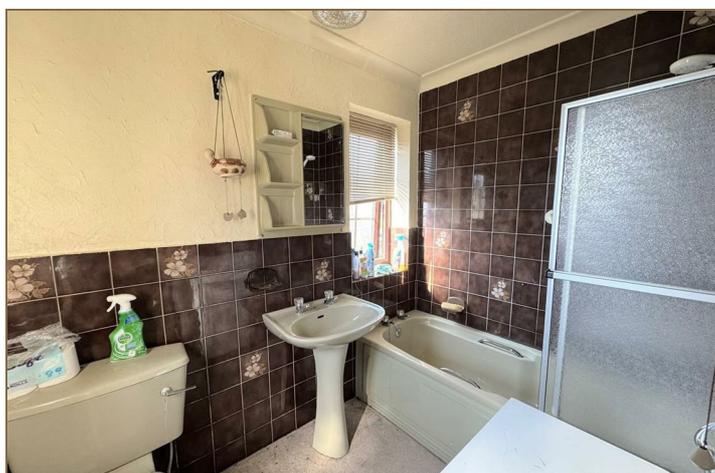
## BATHROOM

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

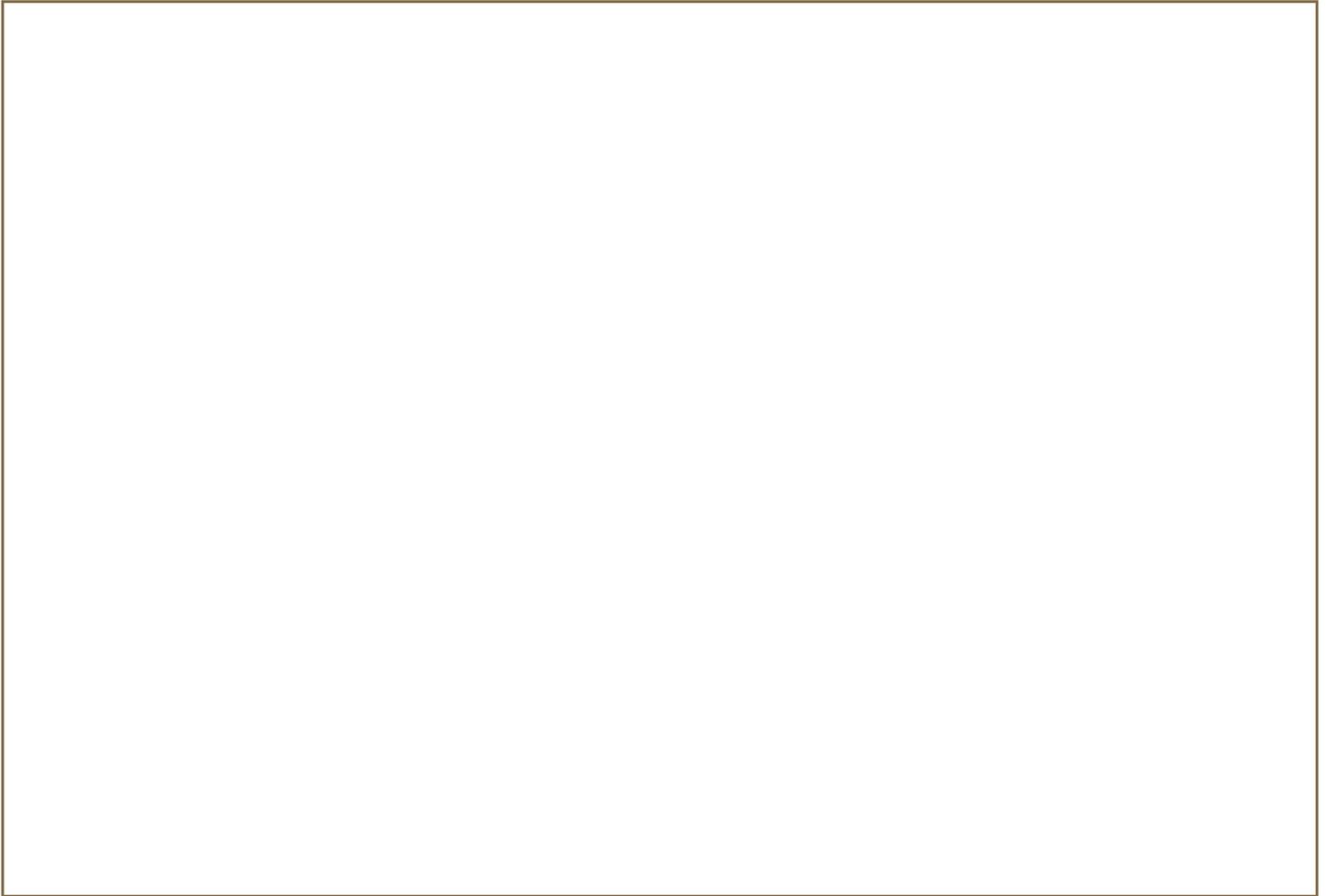
Externally there is a lawned front garden, shares side driveway leading to the generous rear garden with garage, patio and lawn.



## Road Map



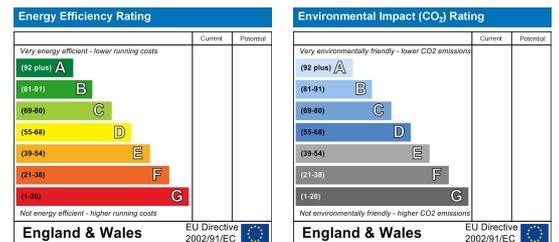
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk