

SCARGILL  
MANN & CO

EST. 1995



66 Station Road

Hatton, Derby, DE65 5EL

£179,950





# 66 Station Road

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**£179,950**



## GENERAL INFORMATION

Sold with the benefit of no upward chain is this well-presented and recently upgraded two-bedroom end terrace property. Having neutral decor throughout the property is ideal for first-time buyers, downsizers, or investors. The current owners have recently upgraded the property, creating a smart, modern interior for any potential buyer.

The gas-central heated and double-glazed accommodation offers two reception rooms, a lovely bright and airy kitchen with French doors out to the rear, and a modern guest cloakroom with space and plumbing for a washing machine and space for dryer.

On the first floor are two bedrooms and a modern fitted bathroom.

### OUTSIDE

To the front is a wall boundary with small front courtyard and to the rear is a fully enclosed rear garden with lawn and gravelled areas.

### LOCATION

Hatton is always popular and offers a range of local amenities with supermarkets, butcher, cafe, pharmacy and post office, public inns and eateries. There is a regular public bus service and a train station. In the nearby village of Tutbury are doctors, dentists, opticians and a further range of shops, bars and restaurants. There is travel via the A38 and A50 to the wide towns and cities in the area.

## ACCOMMODATION

Entrance door opening through to sitting room.

### SITTING ROOM

11'5" into chimney breast x 11'4" (3.48m into chimney breast x 3.47m)  
Attractively decorated with a painted timber fire surround with marble effect insert, there is a built in cupboard, window to the front aspect, original cornice to ceiling and attractive wood flooring, doors lead through to the dining room.

### DINING ROOM

11'5" into chimney breast x 11'10" (3.48m into chimney breast x 3.62m)  
Has a useful under stair storage cupboard, window looking out to the rear aspect, door to first floor, radiator, ceiling light point and a further door opening through to the superb modern fitted kitchen.

### MODERN FITTED KITCHEN

6'2" width x 16'0" (1.89m width x 4.90m)

This superbly fitted kitchen is equipped with a range of base cupboard, drawers, worktops incorporate a four ring hob and a

stainless steel sink and side drainer, integrated appliances include a double oven, attractive tiled splashbacks, window to the side aspect, French doors leading out to the rear garden, attractive wood flooring and a further door which opens through to the guest cloakroom.

## GUEST CLOAKROOM/UTILITY SPACE

6'3" x 4'1" (1.91m x 1.26m)

There is provision for washing machine, space for further appliance, W.C. and a modern vanity unit with hand wash basin and tiled splashback, obscure window to the rear aspect, radiator and ceiling light point.

## FIRST FLOOR

### LANDING

With loft access point and all doors leading off.

### BEDROOM ONE

11'5" into chimney breast x 11'5" (3.50m into chimney breast x 3.49m)  
Has a window out to the front aspect, useful built in storage cupboard which ideally could be used for wardrobe space if required, ceiling light points and radiator.

### BEDROOM TWO

11'10" x 8'5" into chimney breast (3.62m x 2.58m into chimney breast)  
Has a window to the rear aspect, radiator, ceiling light point and an ornamental cast iron period style fireplace

## SUPERBLY REFITTED BATHROOM

7'10" x 6'7" (2.39m x 2.03m)

Has a panelled bath with mixer taps and shower attachment over, plus an additional separate waterfall shower head, there is a glazed screen to the bath, pedestal hand wash basin, W.C. and within a built in cupboard is the domestic hot water and central heating boiler, there is an obscure window to the rear aspect, ceiling light point and contemporary style heated towel rail.

### OUTSIDE

To the rear is a fully enclosed garden with lawn, gravelled areas and herbaceous shrub borders and access to the rear through a timber gate.

## COUNCIL TAX BAND

South Derbyshire District Council - Band A

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract.

Tel: 01283548194

All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### SCHOOLS

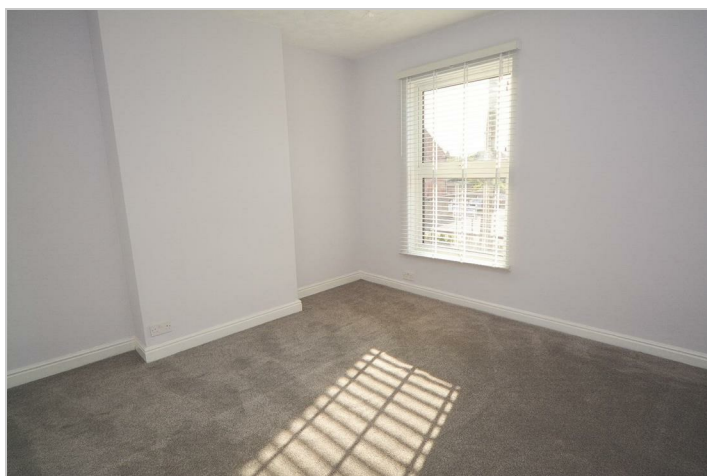
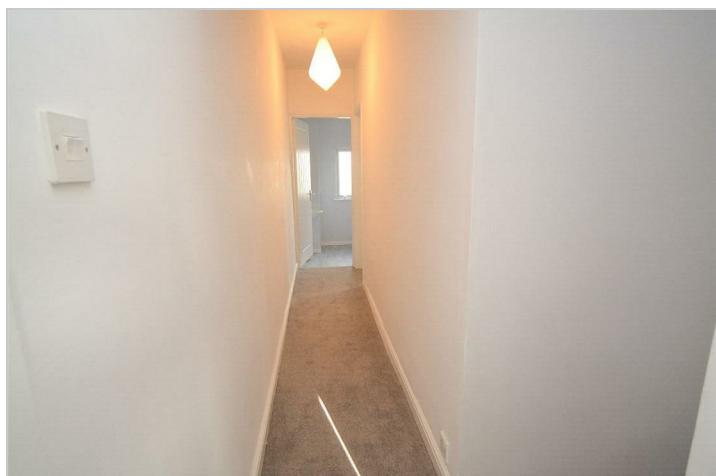
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

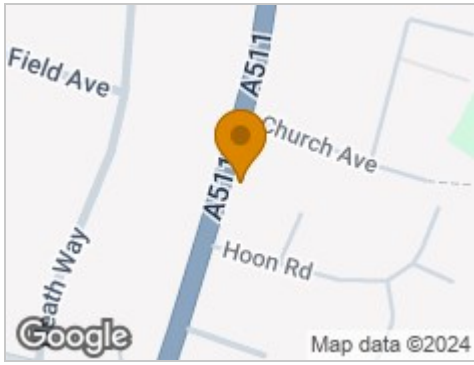
<http://www.derbyshire.gov.uk/>

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024)  
A



## Road Map



## Hybrid Map



## Terrain Map



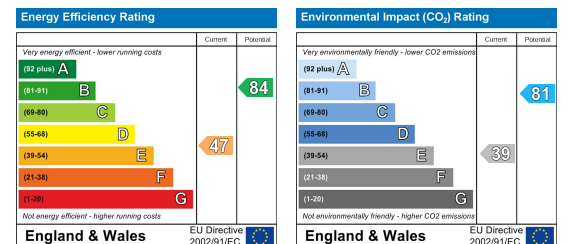
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 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.