

# Emma Terry Homes

*moving made personal*



52 Derry Hill Road

Arnold, Nottingham, NG5 8HP

£200,000 - £225,000





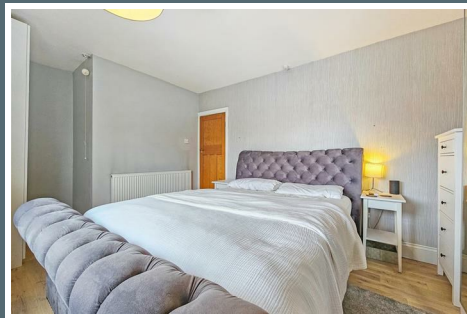
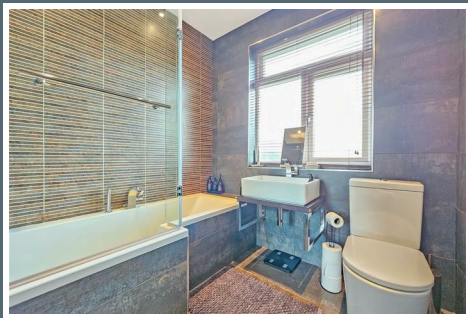
# 52 Derry Hill Road, Arnold, Nottingham NG5 8HP

Welcome to this charming semi-detached house located on Derry Hill Road in the delightful area of Arnold. This property boasts a cosy reception room, dining kitchen, utility room, two spacious bedrooms, and a modern bathroom complete with a TV for your relaxation.

The house features a large garden, perfect for enjoying the outdoors and hosting gatherings with friends and family. The property is in beautiful condition, offering a warm and inviting atmosphere for you to call home.

The property is situated within close proximity to Arnold Town Centre, local amenities and excellent transport links into the city centre.

Don't miss the opportunity to make this house your own and enjoy the peaceful surroundings of Arnold.



Entrance door leads through to:

## HALL

Door through to living room and stairs rising to first floor.

## LIVING ROOM

12'5" x 13'8" (3.81m x 4.19m )

UPVC double glazed window to front elevation and central heating radiator.

## KITCHEN

16'1" x 8'5" (4.91m x 2.57m)

Fitted with a range of wall and base units, built in oven with electric hob over and extractor, 1 1/2 bowl sink with mixer tap, two UPVC double glazed windows to the rear elevation, understairs storage cupboard and central heating radiator.

## STAIRS RISING TO FIRST FLOOR & LANDING

### BEDROOM ONE

16'1" x 10'3" (4.91m x 3.13m )

UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM TWO

8'9" x 9'9" (2.67m x 2.99m )

UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM

Modern fitted bathroom, bath with built in TV over, mains shower over bath, underfloor heating, extractor fan, hand wash basin, low level flush W.C, tiled walls and UPVC obscure double glazed window to the rear elevation.

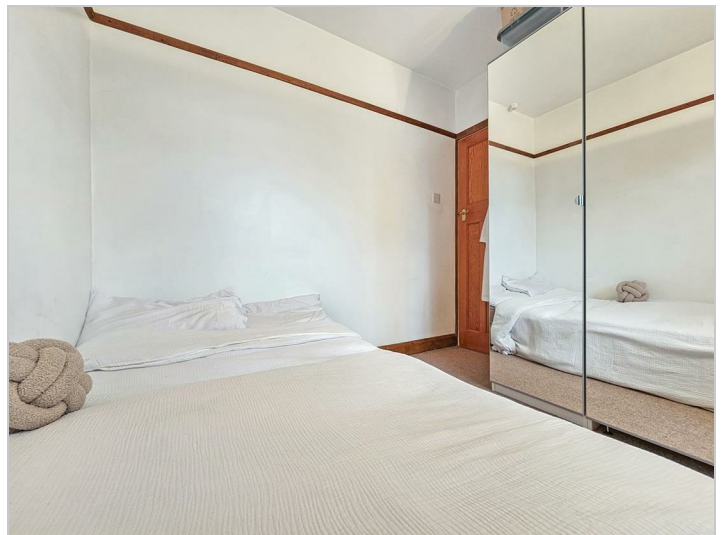
### OUTSIDE

Front - To the front of the property there is a drive providing off-street parking.

Rear - To the rear of the property there is a private, enclosed garden with a patio area, lawned area and a garden shed.

















## Road Map



## Hybrid Map



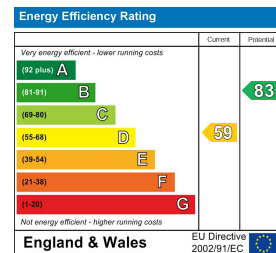
## Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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