

Emma Terry Homes

moving made personal



54 Derry Hill Road

Arnold, Nottingham, NG5 8HP

Offers in the region of £225,000



54 Derry Hill Road, Arnold, Nottingham NG5 8HP

Welcome to this charming semi-detached house located on Derry Hill Road in the sought-after area of Arnold.

This property boasts a cosy reception room, dining kitchen, downstairs W.C, two spacious bedrooms, and a renovated modern bathroom complete with a luxurious double walk in shower.

The kitchen/diner is a versatile space where you can entertain guests or enjoy your morning coffee and the large garden complete with a workshop, patio and lawn area is perfect for all of your needs.

Located in Arnold, Nottingham, this property offers not just a comfortable living space but also a convenient location with easy access to local amenities, schools, and transport links.

Don't miss out on the opportunity to make this lovely house your new home.

Contact us today to arrange a viewing and take the first step towards creating your own haven in Arnold.



ENTRANCE HALL

Entrance door through to hall, stairs to first floor and door through to lounge.

LOUNGE

12'11" x 12'5" (3.95 x 3.8)

Central heating radiator, UPVC double glazed window to front elevation and doors through to hall and kitchen.

KITCHEN/DINER

15'10" x 8'8" (4.85 x 2.65)

Sink bowl with mixer tap and drainer, a variety of matching wall and base units, built in oven and grill, integrated dishwasher, space and plumbing for a

fridge freezer, a built in gas hob with extractor fan, two UPVC double glazed windows to rear elevation, one obscure UPVC double glazed window to side elevation, one UPVC double glazed window to side elevation, central heating radiator, door through to back porch and spotlights to ceiling.

BACK PORCH

Door through to rear garden, spotlights to ceiling and sliding door to W.C.

W.C

A low level flush WC, hand wash basin and storage, central heating radiator and obscure UPVC double glazed window to side elevation.

LANDING

An obscure UPVC double glazed window to side elevation and doors through to Bedroom 1, 2 and bathroom.

BEDROOM 1

16'0" x 10'2" (4.90 x 3.10)

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

BEDROOM 2

8'8" x 9'2" (2.65 x 2.8)

UPVC double glazed window to rear and a central heating radiator.

BATHROOM

An obscure UPVC double glazed window to rear, a low level flush W.C, wash hand basin with mixer tap and storage, mirrored storage cupboard with LED lighting, a heated towel rail, spotlights to ceiling and a double shower with handheld and waterfall showerhead.

FRONT

A law area surrounded by a wall with a gated paved path to entrance door.

REAR GARDEN

A paved and patio area, lawn area, off street parking round the back of house- access through the garden, a variety of bushes and shrubs, surrounded by a wall and fences, a large workshop and a garage.









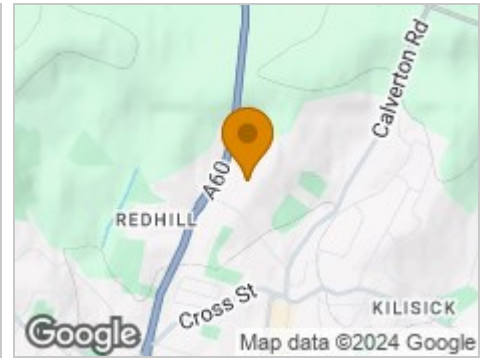
Road Map



Hybrid Map



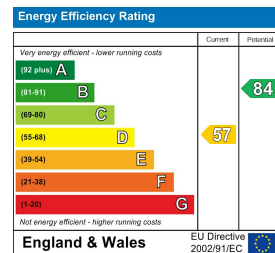
Terrain Map



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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