



Rodsley Crescent
Littleover

Asking price £160,000



Rodsley Crescent Littleover

With a lounge, kitchen diner, two double bedrooms and a garden, this house would be a fantastic buy for a first time buyer or investor!

On entering the property, the hall leads through to the lounge diner and houses the stairs to the first floor. The lounge is a good sized bright room, this then leads through to the modern kitchen diner which has space for a washing machine, has an integrated fridge freezer, oven, hob and dishwasher. There is also room in here for a breakfast table. The door leads out of the kitchen into the back garden.

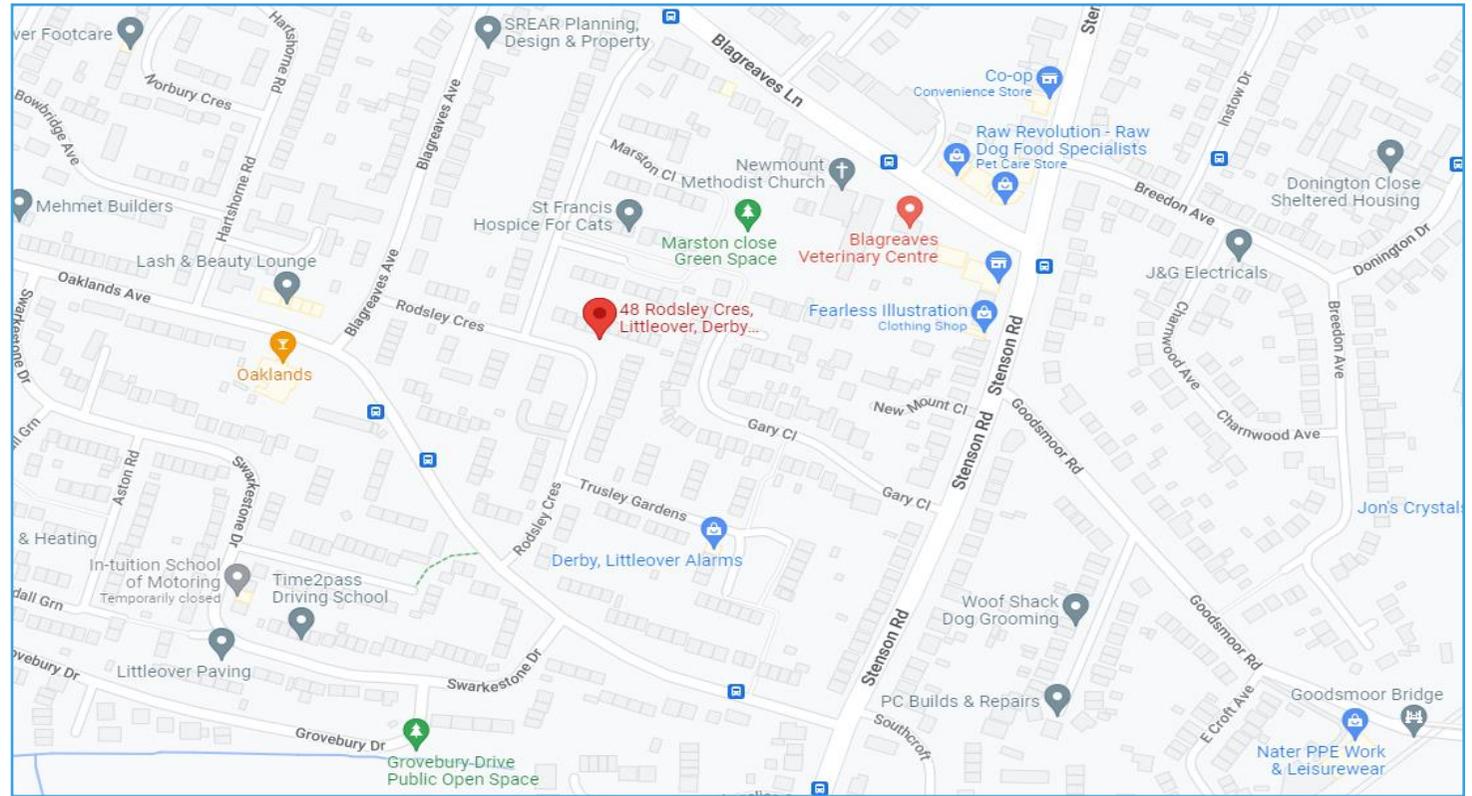
Upstairs the master bedroom is a fantastic size with a cupboard which houses the condenser boiler. The second bedroom is also a great sized double bedroom, the modern family bathroom comprises of a bath with shower over, a wash basin and a WC. Outside the back garden is low maintenance but is a good size to place an outdoor dining set if desired. There is also an outhouse with electricity supply, which makes great storage!

To the front, the large driveway is enclosed with gates and has space for at least two vehicles.
Why you will love this home - With two good sized bedrooms, plenty of parking and a back garden situated in the sought after area of Littleover, this house would be a perfect buy for a first time buyer or investor!

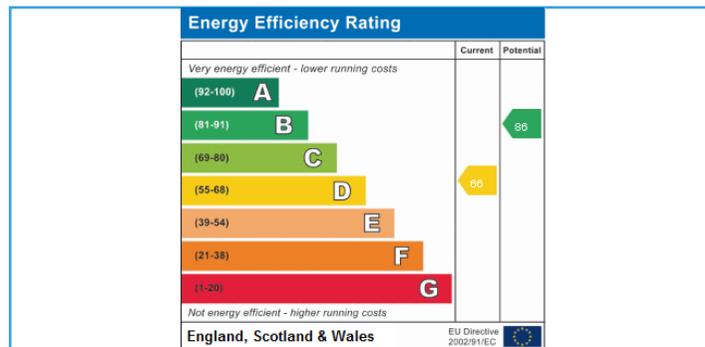


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A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, to local shops, takeaways and easy access to the main road links. Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

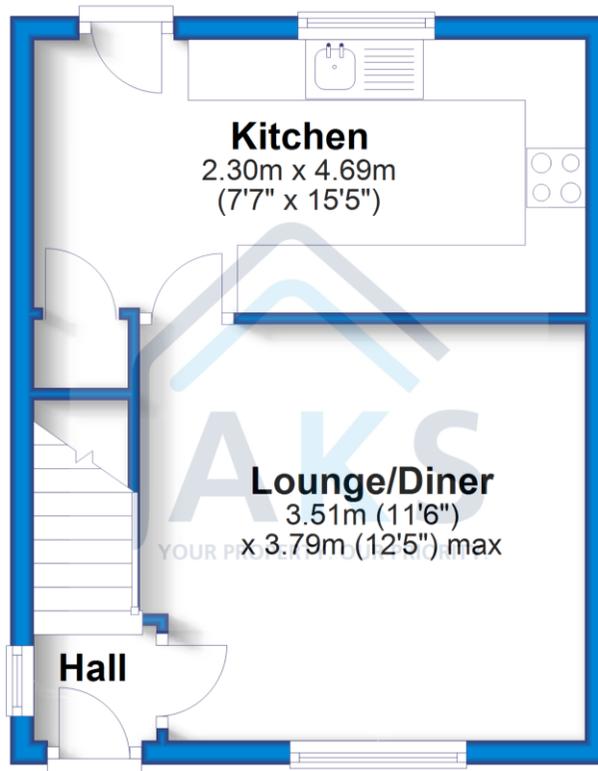
If you're thinking of selling, we'd love to help you.



The Floor Plan

Ground Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 58.9 sq. metres (633.5 sq. feet)

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 The Property Ombudsman

**AKS**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.