



36 Mapleton Avenue

Chaddesden, Derby, DE21 4PT

SEMI DETACHED PROPERTY OFFERING A HALL, LOUNGE, KITCHEN DINER, DOWNSTAIRS WC, THREE BEDROOMS, SHOWER ROOM, AMPLE PARKING AND AN ENCLOSED REAR GARDEN. OFFERED FOR SALE WITH NO UPWARD CHAIN.

£165,000

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Chaddesden, Derby, DE21 4PT



- SEMI DETACHED
- KITCHEN DINER
- SHOWER ROOM
- NO CHAIN
- HALL
- CLOAKROOM/WC
- AMPLE PARKING
- LOUNGE
- THREE BEDROOMS
- GARDEN

HALL

LOUNGE

12'7 x 11'4 (3.84m x 3.45m)

KITCHEN DINER

13'4 x 9'5 (4.06m x 2.87m)

DINING AREA

13'4 x 9'5 (4.06m x 2.87m)

KITCHEN AREA

SIDE LOBBY

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 2

9'9 x 9'6 (2.97m x 2.90m)

BEDROOM 1

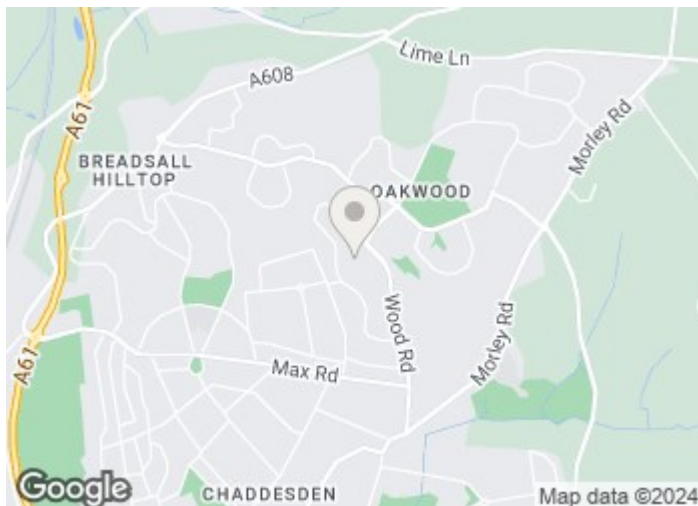
11'6 x 9'5 (3.51m x 2.87m)

BEDROOM 3

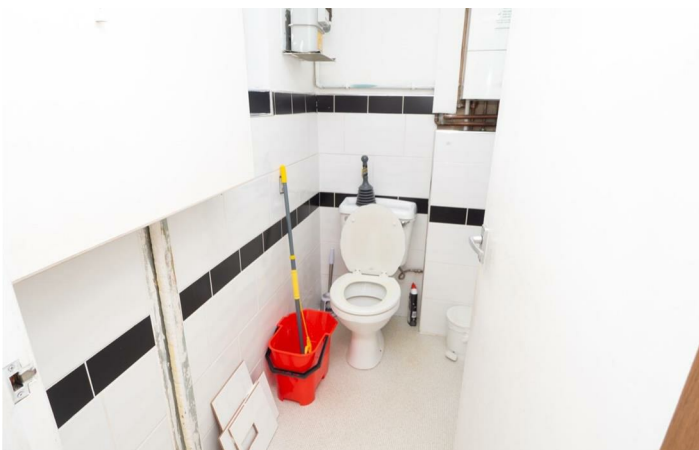
9'5 x 7'0 (2.87m x 2.13m)

SHOWER ROOM

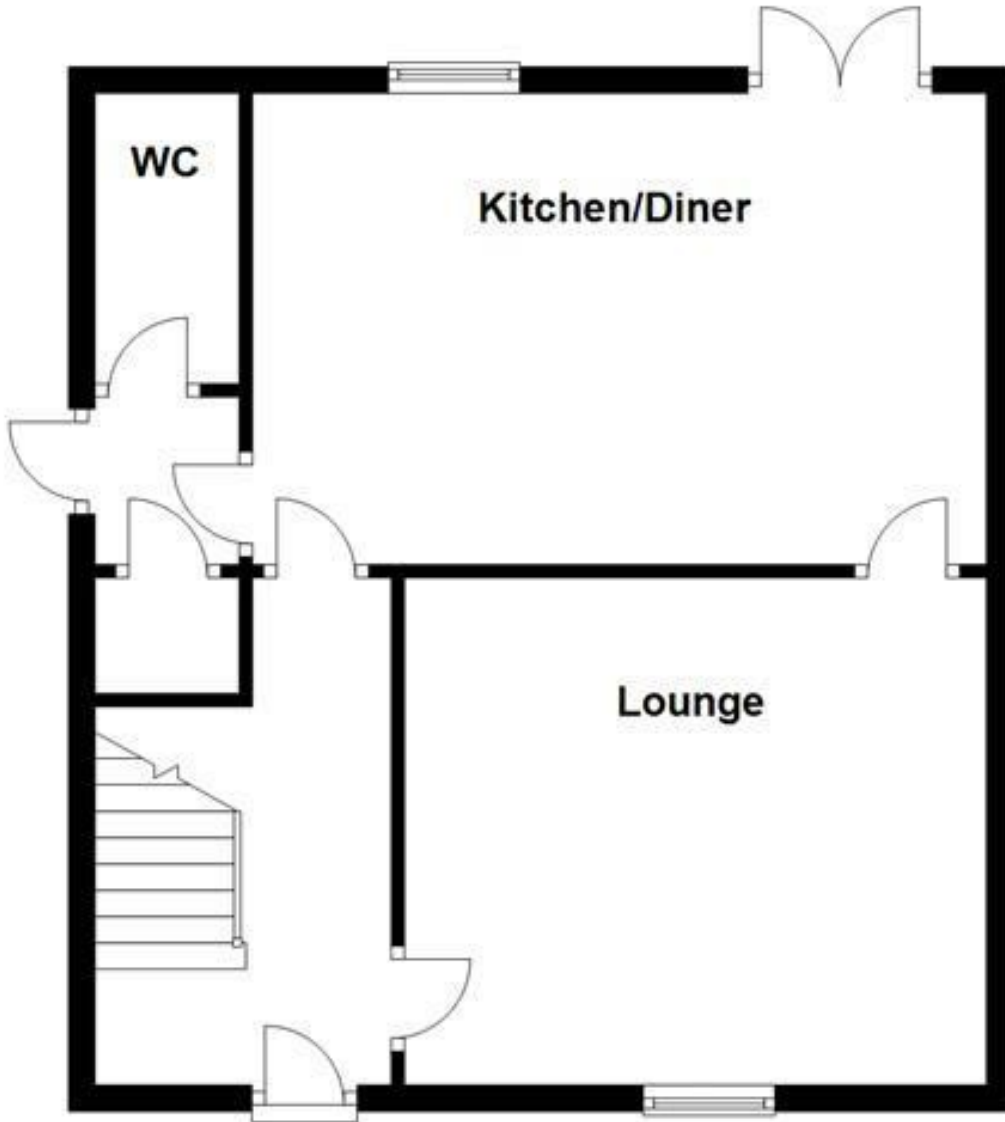
OUTSIDE



[Directions](#)



Ground Floor



Please use as a guide to layout only. They are not intended to be to scale.
Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	