



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

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48 Sutherland Road

, Derby, DE23 8RW

****Cash Buyers Only**** Pantera Property offer to the market a three-bedroom mid terraced house, providing on street parking and rear garden

Offers over £100,000

48 Sutherland Road

, Derby, DE23 8RW


- Mid Terraced House
- Rear Garden
- CASH BUYERS ONLY
- Three Bedroom
- No Onwards Chain
- Vacant Possession
- Freehold

The property offers a great opportunity to add value and is in need of modernisation. The property offers a reception room, kitchen, utility, the house bathroom and three bedrooms.

Location

The property is located in New Normanton, on Sutherland Road, which can easily be accessed off St. Thomas Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, St. Thomas Road bus stop, shops, cafes and restaurants.

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 firms 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 	



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