Mersey Way, Hiton

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£250,000



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This property at a glance:

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Mersey Way, Hilton











Jess says:

"What I really like about this home is how much space there is across all three floors. All three bedrooms are doubles, so there's no deciding who gets the small room, and the main bedroom has the entire floor to itself.

The modern kitchen offers plenty of worktop space for preparing meals, with an outlook to the front. There's room to spread out your ingredients and get creative, whether you're trying a new recipe or cooking a favourite. I can see this being a lovely space to spend time in, especially when you're getting dinner ready for friends and bringing everything together before sitting down to eat.

Moving through to the living and dining room, you get a real feel for how much space there is, and this is where I can see everyone spending most of their time. There's easily room for six around the dining table, alongside a comfortable sofa area, so you can have friends over for dinner without feeling squeezed in. Sliding doors open straight onto the garden, and a downstairs loo completes this floor.

Upstairs, the first floor has two generous double bedrooms and a modern family bathroom. Having both bedrooms on this level gives you plenty of flexibility, whether that's for family, guests or working from home.

For me, the top floor is what makes this home feel special. The whole floor is your master bedroom with built-in wardrobes, a dressing area and an en-suite with a skylight. I love that you can head upstairs at the end of the day and have a space that feels completely your own.

The garden is lovely and easy to look after, with artificial grass and decking giving you different spots to sit, eat or relax, plus space for a shed. You can enjoy being outside without spending every weekend keeping on top of it"

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Did you spot...

This fantastic home has a top floor main bedroom with dressing area and ensuite

A message from the seller:

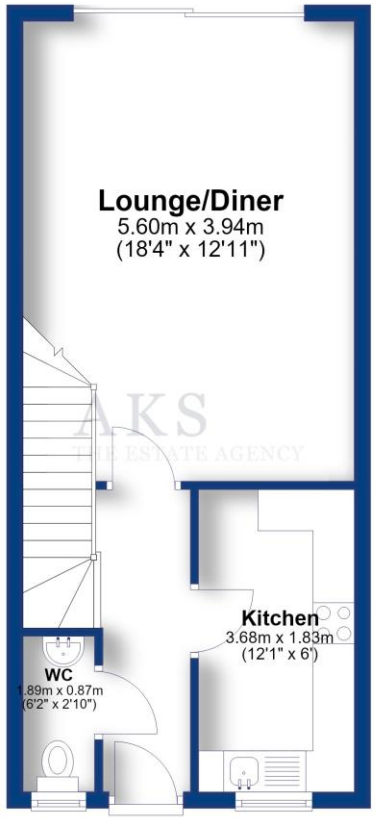
"Disappointed to be selling the place, bought because of its flexibility and low maintenance, both of which have been proven in spades! There have been several different types of tenant – couples, young family, family with teenagers, and the house adapts itself excellently with it's space and layout for any of these. This home has been so easy to maintain, no major issues, everything well built and maintained, a coat of paint is the most that has been required."

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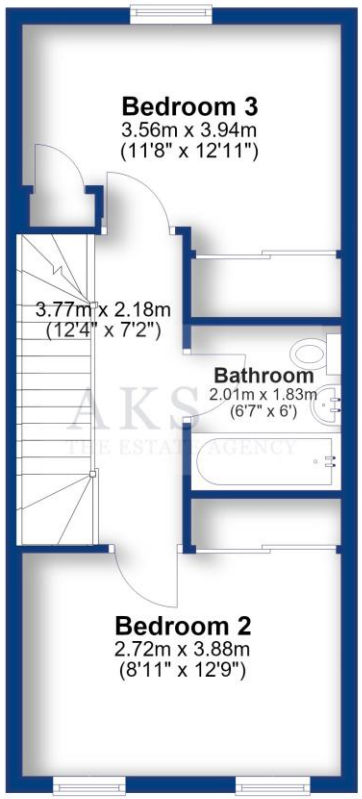
Floor Plan

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Ground Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.5 sq. feet)

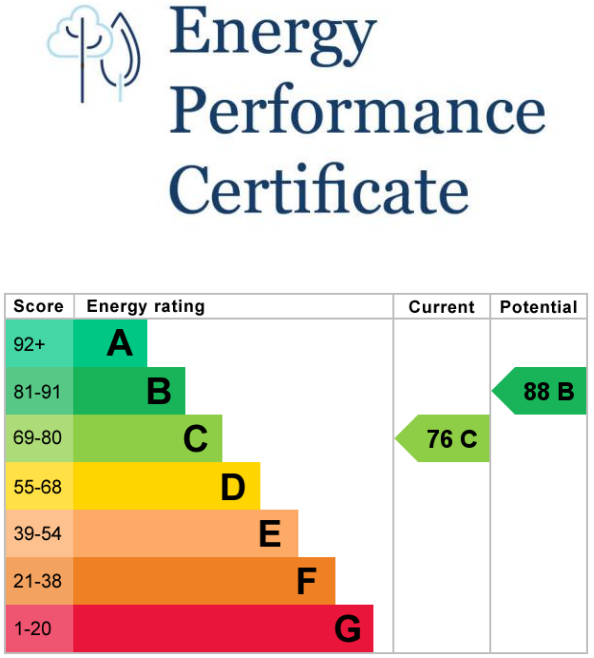


Second Floor
Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.8 sq. feet)

Energy Performance Certificate



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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Key Features:

- THREE-BEDROOM SEMI-DETACHED HOME
- GENEROUS ACCOMMODATION ACROSS THREE FLOORS
- TOP-FLOOR BEDROOM WITH DRESSING AREA AND EN-SUITE
- SLIDING DOORS OPENING TO THE GARDEN
- SPACIOUS OPEN-PLAN LIVING SPACE
- EPC RATING C

About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with a pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.

Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jess** call **01332 30 30 30**

Click here to watch the property video

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