

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 31 Brisbane Road Mickleover, Derby, DE3 9LT



### **Skilfully extended four bedroom semi-detached property**

- Extended semi-detached family home • Gas central heating and double glazing • Well positioned to take advantage of excellent local facilities • Entrance hall and lounge • Dining room and extended dining kitchen • Utility area • Four bedrooms and family bathroom to the first floor • Private garden • Garage and ample off road parking
- **VIEWING RECOMENDED** •

**Price £240,000**



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## GENERAL INFORMATION

A modern four bedroom skilfully extended semi-detached property enjoys central heating and double glazing and is found within a highly favoured and popular location with immediate access to enviable local facilities.

The property requires some modernisation and improvements but offers excellent potential and recommended internal inspection will reveal good sized entrance hall, large lounge with gas fire and cant bay window, rear dining room with french door providing access to a delightful garden, extended dining kitchen with adjacent dining area and fully fitted kitchen, a utility area with access to plumbing for automatic washing machine, guest cloakroom. To the first floor there are four good sized bedrooms and a modern family bathroom.

Outside is a particularly private well maintained garden laid mainly to lawns with timber garden shed and to the front there is ample off road parking with access to a garage.

The sale provides a good opportunity to acquire a well positioned sensibly priced semi-detached property close to local facilities.

## LOCATION

Mickleover boasts a wide and varied range of enviable local facilities including comprehensive shopping local schools, recreational facilities and doctor's surgeries. There is also a regular bus service to Derby city

centre.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

With stairs to the first floor, radiator.

#### **LOUNGE 5.5m x 3.3m (18'1" x 10'10")**

Wall mounted gas fire, radiator, cant bay window.

#### **DINING ROOM 3.2m x 2.94m (10'6" x 9'8")**

Radiator, decorative coving, french door providing access to rear garden.

#### **EXTENDED DINING KITCHEN**

Comprising:

#### **DINING AREA 3.67m x 2.2m (12'0" x 7'3")**

Radiator, laminate flooring, built in storage cupboard.

#### **KITCHEN AREA 2.61m x 2.45m (8'7" x 8'0")**

Inset sink unit with base cupboard under, range of base and drawer units, work surfaces over, tiled surrounds, complementary wall mounted cupboards, tall food/broom cupboard, gas cooker point, plumbing for automatic dishwasher, 1½ bowl inset sink unit with base cupboard under.

#### **UTILITY AREA**

Store cupboard, with plumbing for automatic washing machine, power, lighting and access to the rear garden.

#### **GUEST CLOAKROOM**

Comprising low level w.c.



## ON THE FIRST FLOOR

### LANDING

With built in storage cupboard.

### BEDROOM ONE 3.29m x 3.25m (10'10" x 10'8")

Radiator, built in wardrobes and storage cupboards over.

### BEDROOM TWO 3.8m x 2.88m (12'6" x 9'5")

Radiator, built in wardrobes and storage cupboards over.

### BEDROOM THREE 3.85m x 2.34m (12'8" x 7'8")

Radiator.

### BEDROOM FOUR 2.76m x 2.33m (9'1" x 7'8")

Radiator.

### MODERN FAMILY BATHROOM

Comprising, low level w.c., pedestal wash hand basin, panel bath with shower over, tiled surrounds, electric shaver point, heated chrome towel rail.

### OUTSIDE & GARDENS

Ample off road parking to front leading to the:

### **GARAGE 5.2m x 2.49m (17'1" x 8'2")**

There is an easy to manage private garden laid mainly to lawn with borders and timber garden shed.

### **COUNCIL TAX BAND**

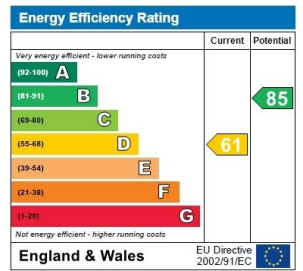
Derby City Council - Band C.

### DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling to Mickleover. Upon entering Mickleover, take the turning right into Western Road and second turning right into Brisbane Road and the property will be situated on the left hand side.

### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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