

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

24 Harrington Street Allenton, Derby, DE24 9DB



Particularly well presented and maintained two bedroom end terrace property with off street parking

- Ideal for the first time buyer or investor
- No Upward Chain • Gas central heating
- Entrance hallway • Living/dining room • Fitted kitchen
- Two bedrooms • Bathroom • Rear garden and off street parking
- **VIEWING RECOMMENDED** •

Offers over £120,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this well presented and maintained two bedroom end-terrace property, which is sold with the benefit of no upward chain and gas fired central heating. The property would ideally suit the first time buyer/investor.

Internally the property provides to the ground floor entrance hallway, lounge/diner and kitchen. To the first floor access is gained to two bedrooms and a bathroom.

Outside, there is a private rear garden laid to lawn with hedging and timber fencing. To the side of the property is off street parking for several vehicles and the foregarden is laid to lawn.

LOCATION

The property's location is a short walk from an excellent parade of shops providing a selection of retail outlets. There is local schooling at all levels, a regular bus service to Derby city centre and is within easy access to Derby's ring road and nearby retail parks. The property also has easy access to the A52, A6, A50, A38 and M1.

ACCOMMODATION

ON THE GROUND FLOOR

Wooden door providing access to:

RECEPTION HALLWAY

Radiator, staircase to first floor and door to:

LIVING/DINING ROOM 4.46m x 3.72m including stairs (14'8" x 12'2" including stairs)

Being carpeted throughout, with a gas fireplace, radiator, wooden glazed bay window to front and open area leading into:

KITCHEN 3.72m x 2.96m (12'2" x 9'9")

Rolled edged preparation surfaces with inset stainless steel sink, adjacent drainer and chrome mixer tap over, tiled splash-back surrounds, range of cupboards and drawers under with space and plumbing for washing machine and dryer, fridge (please note the fridge and washing machine are included in the sale), electric fan assisted oven with four ring gas hob over, wall mounted Baxi boiler and complementary wall mounted cupboards, radiator and wooden door leading to the rear garden.

ON THE FIRST FLOOR

LANDING

With trap-door access to loft space, doors off.

BEDROOM ONE 3.71m x 2.79m (12'2" x 9'2")

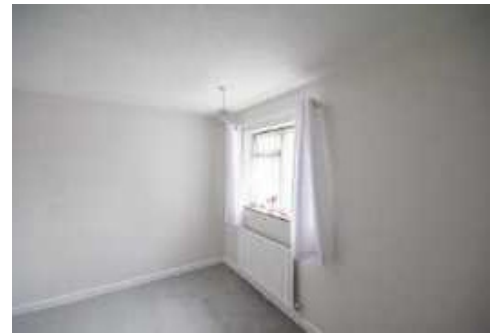
Useful storage/airing cupboard housing hot water tank, wooden glazed window to rear and radiator.

BEDROOM TWO 3.72m x 2.06m (12'2" x 6'9")

Radiator wooden glazed window to front.

BATHROOM

Comprising, pedestal wash hand basin with hot and cold tap over, tiled splash-back, low level w.c., bath again with hot and cold tap over, radiator and wood opaque glazed window to side.



OUTSIDE & GARDENS

To the rear of the property is a private garden with an area laid to lawn bounded by timber fencing with gate providing access to the side. There is a low maintenance foregarden laid to lawn. On street parking is available to the front of the property, however the property does benefit from having an off street parking area, located to the rear of the property.

COUNCIL TAX BAND

Derby City - A.

DIRECTIONAL NOTE

Leaving Derby, proceed south on Osmaston Road for approx two miles. Proceed over Spider island, taking the second left hand turn into Upper Moor Road. Proceed on Upper Moor Road, taking the second right hand turn into Harrington Street, where the property will shortly be located on the right hand side, clearly denoted by our For Sale board.

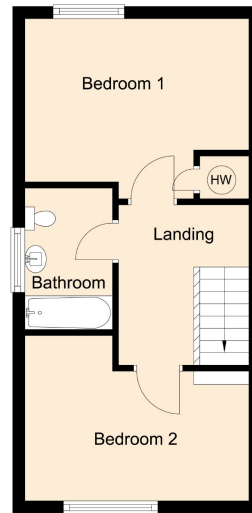
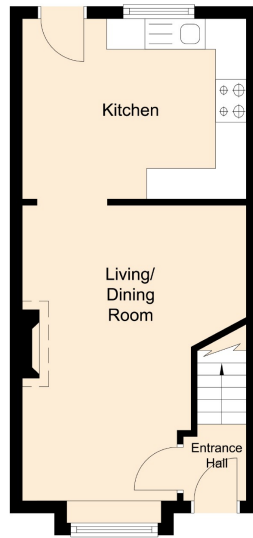
VIEWING

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



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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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