

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

5 Auckland Close Mickleover, Derby, DE3 9LH



Attractive traditional 1950's built bay fronted three bedroom detached residence in a quiet cul-de-sac location

- Bay fronted detached family home • Excellent potential • No Upward Chain • Double glazing and gas central heating • Porch and Hall • Lounge and separate Dining room • Fitted kitchen • Three bedrooms and family bathroom with separate w.c. to first floor • Pleasant private rear garden • Driveway, Carport and Garage
- **VIEWING RECOMMENDED** •

Price £270,000 - No Upward Chain



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GENERAL INFORMATION

A superb opportunity to acquire a bay fronted 1950s traditional detached residence in a quiet residential location requiring some modernisation yet offering excellent potential. The property is sold with the benefit of no upward chain and has double glazing and gas central heating.

Internally the property comprises, porch, hall, lounge, dining room, kitchen with pantry, first floor semi-galleried landing, three bedrooms, bathroom and separate w.c. Outside there is a lawned foregarden, private garden to rear laid to lawn, driveway, carport and garage.

LOCATION

The property's location is very sought after and is a short walk to a nearby parade of shops, regular bus service within very easy reach, further range of amenities in Mickleover Village centre including large supermarket, excellent schooling at all levels and easy access to Derby city centre.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc double glazed entrance door provides access to:

PORCH

Further door with glazed inserts and matching glazed side lights providing access to:

HALL

Radiator, staircase to first floor, multi paned door to:

LOUNGE 3.81m x 3.67m (12'6" x 12'0")

Feature brick fireplace with wooden mantel, heather brown tiled hearth and living flame gas fire, radiator, TV plinth, double glazed window to front.

DINING ROOM 3.9m x 3.29m (12'10" x 10'10")

Feature fireplace incorporating stone effect electric fire, radiator, double glazed french door with matching side providing access to pleasant rear garden.

KITCHEN 2.76m x 2.27m (9'1" x 7'5")

L-shaped preparation surface, tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, inset four plate electric hob with built in oven and grill under with extractor hood over, space suitable for fridge, freezer, washing machine, useful pantry, radiator, window to side and double glazed window to rear.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Access to loft space, airing cupboard housing the wall mounted gas fire boiler, double glazed window to side and door to:

BEDROOM ONE 4.39m x 2.74m (14'5" x 9'0")

A range of fitted furniture including drawers, dressing table, radiator, double glazed window to front.

BEDROOM TWO 3.57m x 3.37m (11'9" x 11'1")

Radiator, double glazed window to rear.



BEDROOM THREE 2.71m x 2.3m (8'11" x 7'7")

Radiator, over stairs storage cupboard, double glazed window to front.

BATHROOM

Partly tiled with a white suite comprising, bath with Triton shower over, matching vanity unit wash hand basin, radiator, double glazed window to rear.

SEPARATE W.C.

Low flush w.c., part walled tiling, double glazed window to rear.

OUTSIDE & GARDENS

The property is set back behind a lawned foregarden with well stocked borders containing plants and shrubs, adjacent Tarmacadam driveway leading to:

MOST USEFUL CARPORT & GARAGE

To the rear of the property there is a pleasant private garden which is mainly lawn featuring timber shed, well-stocked borders.

COUNCIL TAX BAND

Derby City - C.

DIRECTIONAL NOTE

From Derby proceed out of town heading south along Uttoxeter Road, passing by the Royal Derby Hospital eventually turning right into Western Road, right into Brisbane Road and right into Auckland Close where the property will be located on the left hand side as denoted by our 'for sale' board.

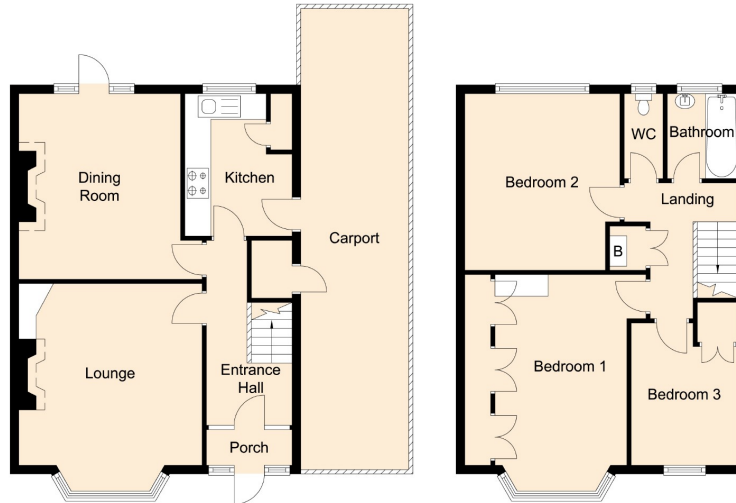
VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/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 mis-statement. 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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