

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

12a North Avenue
Mickleover, Derby, DE3 9HY



Enjoying a fine mature position, this three double bedroom detached residence, situated in a very convenient location for local facilities

- Requiring some modernisation and updating • Gas central heating
- Entrance hall and guest cloakroom • Sitting room and dining room • Breakfast kitchen
- Master bedroom to the first floor with dressing room/shower room • Two additional bedrooms
 - Family bathroom
- Integral single garage • Easy to manage private garden •

Price £285,000



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GENERAL INFORMATION

THE PROPERTY

Enjoying a much sought after, favoured and mature location within easy reach of comprehensive facilities, this modern detached three bedroom property, with the benefit of gas central heating.

Requiring some modernisation and updating, the property enjoys a secluded location and provides entrance hall, ground floor cloakroom, lounge, dining room and kitchen. To the first floor the master bedroom has the benefit of an en-suite shower room/dressing room, there are two additional bedrooms and a family bathroom.

Outside there is an easy to manage, low maintenance garden and an integral garage with ample car standing space to the front.

The sale provides a good opportunity to acquire this detached property in a favoured location. Viewing recommended.

LOCATION

North Avenue is a mature location with ease of access to comprehensive facilities available in Mickleover including schooling, shops and recreational facilities. There is a regular bus service close by to Derby city centre and Derby Royal Hospital.

ACCOMMODATION

ENTRANCE HALL

With woodgrain effect laminate flooring, central heating

radiator and useful under-stairs storage cupboard.

GUEST CLOAKROOM

With low flush w.c., and wall mounted wash hand basin. Complementary ceramic tiled splash-backs and obscure single glazed window to the side. Continuation of the laminate flooring. Doorway leads to:

SITTING ROOM 4.88m x 3.53m (16'0" x 11'7")

With feature fireplace incorporating a contemporary pebble effect living flame gas fire with decorative stone surround and hearth. Sealed unit double glazed windows to both front and side elevations. TV aerial point.

DINING ROOM 4.19m x 2.93m (13'9" x 9'7")

With central heating radiator, TV aerial point, feature serving hatch through to the kitchen. uPVC double glazed window to the side and double glazed double french doors providing access to the rear garden.

BREAKFAST KITCHEN 3.99m x 2.43m (13'1" x 8'0")

With feature Amtico floor and a range of oak fronted base, wall and drawer units. Roll edge marble effect laminated preparation surfaces with inset one and a half basin stainless steel sink unit, draining board and mixer tap. Integrated appliances include electric fan assisted oven and built in automatic washing machine. Inset four ring gas hob with stainless steel extractor hood with variable speed fan and lighting over. Complementary ceramic wall tiling. TV aerial point, central heating radiator and uPVC double glazed windows to both rear and side elevations. Glazed and panelled door provides access to the garden and to the side of the property.



FIRST FLOOR ACCOMMODATION

LANDING

Accessed via split level staircase with uPVC double glazed window to the side elevation. Doorway leads to:

BEDROOM ONE 3.73m x 3.07m (12'3" x 10'1")

With central heating radiators, built-in wardrobes and uPVC double glazed window to the front. Additional double glazed window to the side.

DRESSING ROOM/SHOWER ROOM

With a range of fitted wardrobes, storage cupboards and shower cubicle with electric shower.

BEDROOM TWO 2.86m x 2.64m (9'5" x 8'8")

With central heating radiator, useful eaves storage cupboard, telephone jack-point and uPVC double glazed window to the rear.

BEDROOM THREE 2.95m x 2.61m (9'8" x 8'7")

With central heating radiator and uPVC double glazed window to the front elevation.

FAMILY BATHROOM

With full suite in white comprising panelled bath, close coupled w.c., and vanity unit with built-in wash hand basin. Complementary ceramic wall tiling, double central heating radiator, woodgrain effect flooring and obscure double glazed window to the side.

OUTSIDE AND GARDENS

Directly to the rear of the property is a low maintenance pleasant enclosed garden with decked area and water feature. Additional paved patio and pathway to the side leads to the front of the property.

Pedestrian door leads to:

SINGLE INTEGRAL GARAGE 5.23m x 2.59m (17'2" x 8'6")

With wooden panelled up and over door. The garage also has power and lighting and two hose pipe taps and wall mounted combination boiler servicing the central heating and hot water system. Obscure single glazed window to the side and pedestrian door also to the side.

The property is set back from the road behind a low maintenance fore garden with adjacent driveway providing ample off street car standing and turning space.

DIRECTIONAL NOTES

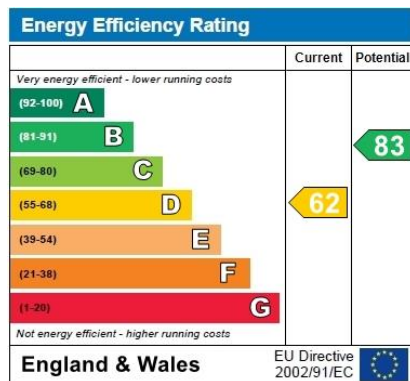
Leaving Derby city centre along Uttoxeter New Road continue past the Royal Derby Hospital. At the traffic island take the second exit straight ahead. Proceed straight ahead at the traffic lights and at the second set of lights, take a right hand turning onto Western Road. Proceed for approximately half a mile turning right into North Avenue and the property is located on the right hand side as denoted by our 'for sale' board.

COUNCIL TAX BAND

Derby City Council - Band D

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW September 2021)



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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