

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

**187 Sinfin Avenue**  
Shelton Lock, Derby, DE24 9QB



**NO UPWARD CHAIN - A rare opportunity to acquire this two bedroom detached property occupying a quiet and popular location, offering a wealth of potential**

- NO UPWARD CHAIN • Gas central heating • Single garage with off street parking • Sitting room • Dining kitchen • Two bedrooms • Shower room • Offering excellent potential
- VIEWING RECOMMENDED •

**Price £165,000**



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## GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this two bedroom detached property, requiring some modernisation throughout but offering a wealth of potential.

The property is sold with the benefit of no upward chain, gas fired central heating and off street parking. Internally the property briefly comprises reception hallway, sitting room and dining kitchen. To the first floor are two bedrooms and a shower room.

## LOCATION

The property occupies an enviable location with many local facilities close at hand including swift access to Rolls Royce with its many employment opportunities, local pubs and restaurants, post office and a comprehensive facilities available at both Chellaston and Allenton.

## ACCOMMODATION

### **RECEPTION HALLWAY**

Having central heating radiator and doors off.

### **DINING KITCHEN 4.06m x 2.75m (13'4" x 9'0")**

Please note the former measurement being a maximum measurement. Having preparation surfaces with inset stainless steel sink with adjacent drainer with hot and cold chrome tap over with tiled splashback. Range of cupboards and drawers beneath

with appliance space and plumbing for washing machine and free standing oven. Complementary wall mounted cupboards over. Wall mounted Worcester boiler. Aluminium door provides access to side with double glazed windows to front and rear.

### **SITTING ROOM 4.08m x 4.08m (13'5" x 13'5")**

Please note the former measurement including the staircase to first floor. Central heating radiator. Feature gas fireplace. Double glazed window to front and double glazed aluminium sliding door providing access to rear garden.

## **FIRST FLOOR**

### **LANDING**

Having double glazed window to front and doors off.

### **BEDROOM ONE 4.07m x 3.22m (13'4" x 10'7")**

Having double glazed windows to front and rear. Central heating radiator. Door providing access to a most useful overstairs storage space.

### **BEDROOM TWO 2.86m x 2.15m (9'5" x 7'1")**

Having central heating radiator. Trap door access. Door providing access to overstairs airing cupboard with hot water tank and towel storage over. Double glazed window to rear.

### **SHOWER ROOM 1.83m x 1.79m (6'0" x 5'10")**

Having pedestal wash hand basin with hot and cold taps over. Low level WC. Shower cubicle with electric shower over. Central heating radiator. Double glazed opaque window to front.

## OUTSIDE



To the front of the property is a lawn and planting area with a driveway to the side leading to a single detached garage. The rear of the property mainly consists of laid lawn and patio area with vegetable patch with herbaceous and flowering borders.

### **COUNCIL TAX BAND**

Derby City Council - Tax Band B

### **DIRECTIONAL NOTE**

From Derby City centre, proceed via the main Osmaston Road and travel through Allenton. Having passed the traffic lights on the fringe of Allenton Shopping centre, proceed past the junction and take the right hand turning into Sinfin Avenue. Continue along Sinfin Avenue for approx 0.5 miles where the property will shortly be located on the left hand side, clearly denoted by our For Sale board.

### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (BA/JO)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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#### 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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