



3 Askerfield Avenue

Allestree

Derby

DE22 2ST

Price Guide

£285,000

- No upward chain
- Gas central heating and upvc double glazing
- Porch, Hallway and Guest Cloakroom
- Lounge, Dining Room, Conservatory
- Breakfast Kitchen, Side Lobby and Pantry
- Three Bedrooms, Bathroom and separate W.C. to the first floor
- Gardens to front and rear
- Driveway and garage
- VIEWING RECOMMENDED
- Offering excellent potential throughout

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a traditional bay fronted three bedroom detached property occupying a sought after location on Askerfield Avenue in Allestree and is sold with no upward chain and offers excellent potential. The property does require modernisation but benefits from gas central heating and upvc double glazing.

Internally the property provides, entrance hall, guest cloakroom, lounge with bay window, dining room, small conservatory, kitchen, side porch and pantry. The first floor landing leads to three bedrooms, bathroom and a separate w.c.

Outside the gardens to front and rear do require attention but offer potential. The property enjoys a driveway and attached garage.

LOCATION

The property's location is on the outskirts of Allestree and provides easy access to an excellent range of amenities at Park Farm shopping centre, Blenheim Parade and within Derby city centre itself. There is excellent schooling in the area including two primary schools - Portway and Lawn and Woodlands Secondary School. The property is also near to open countryside offering pleasant walks.

ACCOMMODATION





ON THE GROUND FLOOR

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Upvc double glazed entrance door leading into:

HALLWAY

Radiator, understairs storage cupboard, staircase to first floor and door to:

GUEST CLOAKROOM

Low flush w.c., wash hand basin, radiator, double glazed window to front.

LIVING ROOM

5.22 into bay x 4 (17'2" into bay x 13'1")

Upvc double glazed bow bay window to front, fireplace with gas fire, radiator, decorative coving, panel door to:

DINING ROOM

3.04 x 2.95 (10'0" x 9'8")

Radiator, upvc double glazed french doors to:

CONSERVATORY

2.99 x 1.41 (9'10" x 4'8")

Upvc double glazed with matching french doors to rear garden.

KITCHEN

3.26 x 2.91 (10'8" x 9'7")

U-shaped granite effect preparation surface with tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards, inset four plate gas hob

with built in oven and grill under, space suitable for fridge and freezer, radiator, upvc double glazed window to rear, panel door to pantry with further panel, internal door to further storage room and glazed door to:

SIDE PORCH

With door to garden.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Access to loft space, upvc double glazed window to side, door to:

BEDROOM ONE

3.95 x 3.61 into wardrobes (13'0" x 11'10" into wardrobes)

Fitted wardrobes and dressing table, radiator, upvc double glazed window to front.

BEDROOM TWO

3.05 x 2.99 (10'0" x 9'10")

Radiator, upvc double glazed window to rear.

BEDROOM THREE

2.99 x 2.67 (9'10" x 8'9")

Radiator, upvc double glazed window to front.

BATHROOM

1.76 x 1.7 (5'9" x 5'7")

White suite comprising, pedestal wash hand basin, panel bath with shower attachment, airing cupboard housing the gas fired boiler, upvc double glazed window to rear.

SEPARATE W.C.

Low flush w.c., upvc double glazed window to rear.

OUTSIDE & GARDENS

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The property occupies a good sized plot towards the bottom of Askerfield Avenue, the front and rear garden do require attention but offer excellent potential. There is also a driveway and attached garage.

COUNCIL TAX BAND

Derby City - D.

DIRECTIONAL NOTE

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From Derby proceed out of town heading north along the A6 bearing left onto Five Lamps junction onto Kedleston Road. Continue for approximately a mile before turning right onto Askerfield Avenue where the property will be located on the left hand side as denoted by our 'for sale' board.

VIEWING

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

Ground Floor



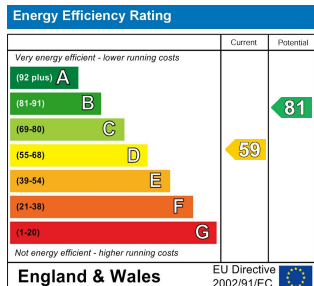
First Floor



3 Askerfield Avenue, Allestree, Derby, DE22 2ST

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.

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