



62 Brackensdale Avenue

Mackworth

Derby

DE22 4AE

Price

£275,000

- Sought after location
- Upvc Double Glazing and GCH
- Entrance Hall and Spacious Sitting Room
- Breakfast Kitchen
- Three Double Bedrooms
- Family Bathroom
- Private Mature Rear Garden
- Attractive Foregarden, Driveway and Single Garage
- No Upward Chain
- Viewing Recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Conveniently situated within easy reach of local amenities this modern three double bedroom detached residence offers up to date living accommodation with the benefit of double glazing and gas central heating. In brief the accommodation comprises, entrance hall, sitting room with dual aspect and well appointed breakfast kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

The property is set back from the road behind an attractive foregarden with driveway providing ample off road parking leading to the garage. To the rear is delightful private mature garden.

LOCATION

The property enjoys a popular residential location, close to a range of local amenities. Derby city centre is a short drive away which offers more comprehensive shopping with the Derbion centre incorporating Cinema de Lux, cafes, pubs and restaurants. There is also easy access to the A52, A38 linking to the main motorway network.

ACCOMMODATION - ON THE GROUND FLOOR

ENTRANCE HALL

Upvc obscure double glazed and panel entrance door, feature leaded obscure double glazed window to the front, stairs to the first floor, radiator.





SITTING ROOM (DUAL ASPECT)

6.08m x 3.66m (19'11" x 12'0")

Feature fireplace, two radiators, upvc double glazed windows to the front and matching sliding patio to the rear garden.

WELL-APPOINTED BREAKFAST KITCHEN

3.99m x 3.24m (13'1" x 10'7")

Fitted base wall and drawer units, wooden cupboard and drawer fronts with chrome handles, granite effect laminate roll edge preparation surfaces incorporating breakfast bar area, ceramic wall tiling, inset 11/2 stainless steel sink unit and drainer unit with mixer tap over, five ring gas hob with oven, tiled splash-backs and extractor hood over with variable speed fan and lighting, upvc double glazed windows to rear and side, plumbing suitable for an automatic washing machine, obscure double glazed and panel upvc door provides access to the side, radiator.

ON THE FIRST FLOOR - LANDING

Light and spacious landing with feature leaded upvc double glazed window to the front, door to:

MAIN BEDROOM

3.97m x 3.85m into wardrobes (13'0" x 12'7" into wardrobes)

Fitted wardrobes, radiator, obscure double glazed window to the side, further upvc double glazed window to the rear.



BEDROOM TWO

3.65m x 3.22m (11'11" x 10'6")

Radiator, upvc double glazed window with aspect to the rear and side.

BEDROOM THREE

2.81m x 2.72m (9'2" x 8'11")

Radiator, leaded upvc double glazed window to the front.

FAMILY BATHROOM

White suite comprising, low flush w.c, pedestal wash hand basin and P-shaped shower bath with screen and mixer shower, radiator, ceramic wall tiling, extractor fan, obscure double glazed window.

OUTSIDE & GARDENS

The rear garden enjoys a high degree of privacy and is well stocked with flowering borders, seating areas ideal for alfresco dining and entertaining. The property is set back from the road behind a walled foregarden with adjacent driveway providing ample off road parking leading to a:

SINGLE GARAGE

With up and over door.

COUNCIL TAX BAND

Derby City - D.



DIRECTIONAL NOTES

From Derby city head west along Friar Gate which becomes Ashbourne Road. Turn left at the traffic light junction into Uttoxeter Old Road. Turn right into Slack Lane which becomes Cheviot Street. At the T Junction turn left onto Lyttleton Street proceeding under the A38 and this road then becomes Brackensdale Avenue. The property is then located on the right hand side as denoted by our 'for sale' board.

VIEWING

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

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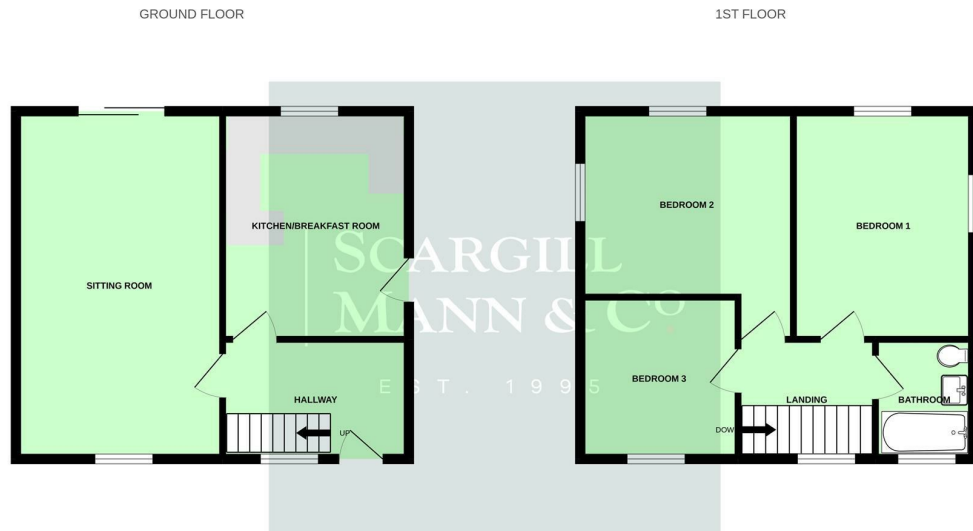
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	