

SCARGILL  
MANN & CO

EST. 1995



122 Huntley Avenue

Spondon, Derby, DE21 7DU

**Price £230,000**



# 122 Huntley Avenue

Spondon, Derby, DE21 7DU

**Price £230,000**



## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co. offers this detached two-bedroom bungalow for sale in this popular residential location. Requiring modernisation, the bungalow has gas central heating and is comprised of an entrance porch and hallway, a lounge with a conservatory off, a fitted kitchen and rear porch, two double bedrooms, and a bathroom with a separate shower and bath.

Outside is a fore garden, drive, garage and rear garden.

### LOCATION

Spondon is a popular location with an array of shops, hairdressers, eateries, a doctor's surgery, and schooling for all ages. There is excellent onward travel via the A52, A6, and A50, offering access to the motorway network for further commercial centres in the Midlands region.

### ACCOMMODATION

Entrance door opening through into porch and a further door opening through to the hallway.

### L SHAPED HALLWAY

4'7" wide x 12'4" x 3'2" x 11'0" (1.40m wide x 3.78m x 0.97m x 3.37m)  
Has two built in storage cupboards, one which houses the domestic hot water and central heating Glow Worm boiler and hot water tank and the other is just for storage, doors leading off to:

### LOUNGE

15'8" max 12'0" min x 13'4" (4.79m max 3.68m min x 4.07m)  
Has gas fire, ceiling light point and French doors opening through to conservatory.

### CONSERVATORY

13'1" x 5'11" (4m x 1.81m)  
Has sliding patio doors out to the rear garden and power points.

### KITCHEN

12'7" x 10'9" (3.84m x 3.30m)  
Has a window to the rear aspect, door out into the rear porch with a further door leading out into the rear garden and is fitted with a range of Oak worktops with wrought iron work handles and glass display units, worktops incorporate a four ring electric hob and stainless steel sink and side drainer, integrated appliances include a double oven and fridge, there is space for washing machine, radiator, tiled surrounds, tiled floor and ceiling light point.

### BEDROOM ONE

9'9" to wardrobe front x 11'6" to window (2.98m to wardrobe front x 3.53m to window )  
Has a bow window to the front aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving along with a matching range of bed side cabinets.

### BEDROOM TWO

8'4" to window x 15'1" (2.55m to window x 4.61m)  
Has a triple built in wardrobe providing hanging space and shelving and a matching dressing table.

### BATHROOM

7'3" x 9'1" to window (2.21m x 2.79m to window )  
Has a fully enclosed shower cubicle, panelled bath, W.C. and vanity unit with hand wash basin, there are tiled surrounds, ceiling light point and radiator.

### GARAGE

### OUTSIDE

The property sits back off Huntley Avenue behind a patterned concrete driveway with a path leading to the front door. The front lawn has a dwarf wall with mature shrub borders. The rear garden has a patio area with gravelled beds and mature herbaceous planting.

### AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### COUNCIL TAX BAND

Derby City - Band C

### CONSTRUCTION

Standard Brick Construction

Tel: 01283548194

CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.  
<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environment-agency>  
<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>  
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CONDITION 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2024)  
A



Road Map



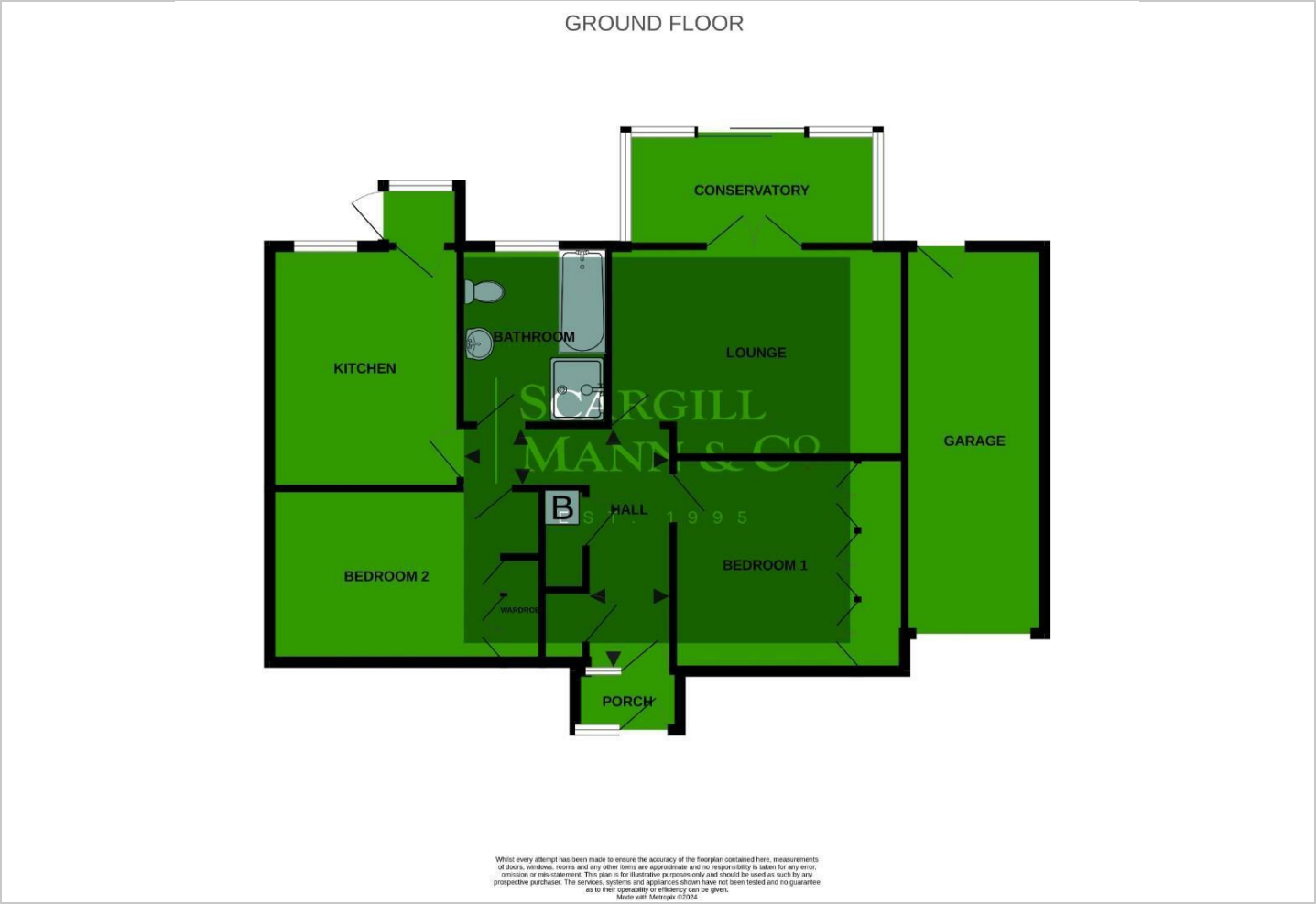
Hybrid Map



Terrain Map



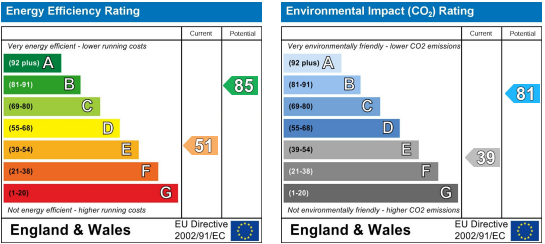
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.