

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

30 Westleigh Avenue Derby, DE22 3BX



Tastefully re-appointed two double bedroom semi-detached property, enjoying a good sized attic room, garage and rear garden

- Superbly re-appointed semi-detached property • Gas central heating and double glazing • Entrance hall and lounge to the front • Superbly appointed extended dining kitchen • Large conservatory • Utility room with guest cloakroom off • Two bedrooms and stylish family bathroom to first floor • Good sized Attic room to second floor • Westerly facing garden • Detached garage
- **VIEWING ESSENTIAL** •

Price £220,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

A traditionally styled two bedroom semi-detached property enjoying the benefit of full gas central heating and double glazing and providing swift access to a wealth of local facilities - certainly well worthy of further inspection.

Internally the property has been meticulously maintained and significantly improved by its current owner to a high standard and quality and a recommended internal inspection will reveal entrance hall, lounge to the front, extended dining kitchen being well-appointed with comprehensively fitted kitchen units and integrated appliances. There is a useful utility room with a guest cloakroom off and an additional large Victorian style upvc conservatory. To the first floor are two double bedrooms and a good sized attic room and a sumptuously appointed bathroom.

Outside is a well tended private garden extending to lawns, patio and a separate decking area. The garden is gated and offers security and privacy. The property also benefits from a large detached garage.

The sale provides a good opportunity to acquire a quality semi-detached property in a favoured location.

LOCATION

The property offers swift access to the Derby ring road, the comprehensive facilities at the Kingsway Retail Park, local employment opportunities in the city centre. Markeaton Park is also close by.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor off.

LOUNGE 4.46m x 3.41m (14'8" x 11'2")

Recess feature fireplace, double radiator, decorative coving.

EXTENDED DINING KITCHEN

Comprising:

KITCHEN AREA 4m x 3.36m (13'1" x 10'10")

Stylish range of quality fitted units offering 1½ bowl inset sink unit and base cupboard under, a range of base and drawer units with work surfaces over, tiled surrounds, complementary wall mounted cupboards, inset gas hob with extractor hood over, built in double oven and grill in matching housing unit, tall food/broom cupboards, feature recessed fireplace with stove effect fire, understairs pantry/storage cupboard, tiled flooring, breakfast bar, panelling to ceiling and decorative spotlighting.

ADJACENT DINING AREA 2.55m x 2.35m (8'4" x 7'9")

Decorating coving, wall light points, double radiator and french door providing access to:

LARGE VICTORIAN STYLE CONSERVATORY 4.42m x 3.5m (14'6" x 11'6")

TV point, radiator, tiled flooring.



UTILITY ROOM 1.9m x 1.48m (6'3" x 4'10")

Power, lighting, plumbing for automatic washing machine, tumble dryer, space for fridge freezer, work surfaces and tiled surrounds, radiator and tiled flooring. To the rear of the utility room is a:

GUEST CLOAKROOM

Comprising low level w.c., wash hand basin, tiled flooring, extractor fan and radiator.

ON THE FIRST FLOOR

LANDING

DOUBLE BEDROOM ONE 4.48m x 3.69m (14'8" x 12'1")

Radiator, decorative coving.

DOUBLE BEDROOM TWO 3.27m x 2.37m (10'9" x 7'9")

Radiator and stairs to the attic off.

FAMILY BATHROOM

Comprising, P-shaped bath with curved glazed side screen, tiled surrounds, shower over, low level w.c, wash hand basin, heated towel rail, tiled flooring.

GOOD SIZED ATTIC ROOM 3.55m x 2.44m (11'8" x 8'0")

(Restricted head height).

OUTSIDE & GARDENS

There is a superb westerly facing garden to the rear laid mainly to lawn with borders, decking and patio area.

DETACHED GARAGE

With power and lighting.

COUNCIL TAX BAND

Derby City - B.

DIRECTIONAL NOTES

From Derby proceed via the main Ashbourne Road taking the turning eventually left into Windmill Lane, second left into Bass Street and at the T Junction take the turning right into Radbourne Street and second turning into Westleigh Avenue. The property will be situated on the right hand side.

VIEWING

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



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.*

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk