

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

65 Westbury Street  
Derby, DE22 3PP



**A traditional three bedroom end terrace property occupying a central and convenient location close to Derby City and The Royal Derby Hospital**

- No upward chain • Close to the city centre & Royal Derby Hospital
  - Double glazing and gas central heating
  - Cellar • Sitting room • Dining Room • Kitchen
- Three bedrooms • Bathroom • Enclosed rear garden •

**Offers in excess of £120,000 - No Upward Chain**



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720

derby@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

An opportunity to acquire this traditional style three bedroomed end terrace property with enclosed rear garden, situated close the Derby City centre and the Royal Derby Hospital. Ideal for a first time buyer or investor.

The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit UPVC double glazing. Internally, the property briefly comprises of; sitting room, dining room, kitchen and cellar. To the first floor are three bedrooms and bathroom. The property has further potential to convert into a HMO.

## LOCATION

An excellent range of amenities can be accessed on foot to the city centre. The property is also conveniently located for excellent transport links and to The Royal Derby Hospital.

## ACCOMMODATION

### ON THE GROUND FLOOR

With wooden door providing access to:

**SITTING ROOM 3.74m into recess x 3.40m (12'3" into recess x 11'2")**

Feature tiled fireplace with electric fire and decorative picture rail. Built in storage cupboard housing gas meter. Radiator, upvc double glazed window to front and wooden door leading to:

### INNER LOBBY

With wooden door providing to:

**CELLAR 3.67m x 3.34m (12'0" x 10'11")**

With lighting.

**DINING ROOM 3.99m into recess x 3.5m (13'1" into recess x 11'6")**

Chimney breast, upvc double glazed window to rear and decorative picture rail and radiator. Wooden door to staircase to first floor. Wooden door providing access to:

**KITCHEN 2.21m x 1.92m (7'3" x 6'4")**

Roll top preparation surfaces with inset stainless steel sink and adjacent drainer with chrome mixer tap over and tiled splash-backs. Cupboards under with space and plumbing for washing machine, electric oven with four ring electric hob over and electric extractor fan canopy over. Complementary wall mounted cupboards and free-standing space for fridge freezer. Upvc double glazed windows to rear, radiator and wooden door providing access to th rear garden.

### ON THE FIRST FLOOR

#### LANDING

Doors off.

**BEDROOM ONE 3.53m x 2.91m (11'7" x 9'7")**

Chimney breast with useful storage into recess, picture rail, radiator and upvc double glazed window to rear.

**BEDROOM TWO 3.42m into recess x 2.46m (11'3" into recess x 8'1")**



Radiator, picture rail, chimney breast, upvc double glazed window to front.

**BEDROOM THREE 2.37m x 2.17m (7'9" x 7'1")**

Wooden door providing access to useful storage/ wardrobe, radiator, upvc double glazed window to front.

**BATHROOM 2.54m x 1.98m (8'4" x 6'6")**

Having a white suite, comprising pedestal wash hand basin with chrome mixer tap over. Low level w.c. And bath with glass shower screen and shower over. Chrome ladder style heated towel rail. Sealed unit double glazed opaque window in UPVC frame to rear. Built in storage cupboard housing recently fitted boiler (2019).

**OUTSIDE & GARDENS**

To the rear of the property is an enclosed garden with paved patio, which gives way to lawn with herbaceous and plumb slate borders. Wooden gate provides access to shared alleyway leading to the front of the property.

**COUNCIL TAX BAND**

Derby City Council - Band A.

**DIRECTIONAL NOTE**

The best approach is via Uttoxeter New Road turning left onto Boundary Road which becomes Upper Boundary Road eventually turning right onto Westbury Street where the property will be located on the left hand side as denoted by the 'for sale' board.

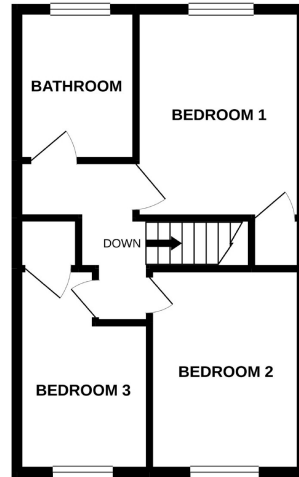
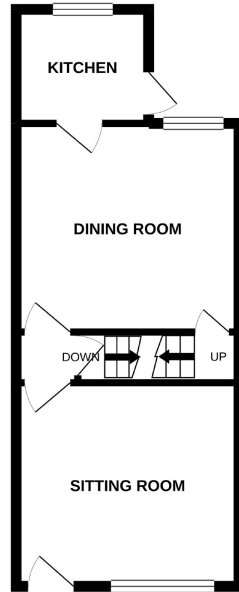
**VIEWING**

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

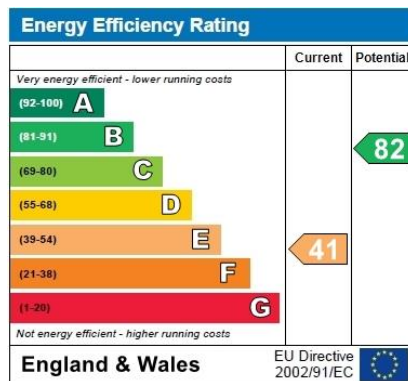


GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 for such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix. ©2021



**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**  
**TUTBURY**  
**WIRKSWORTH**

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  
 6 St James's Street, Derby, DE1 1RL  
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 823489

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