

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 82 Uppermoor Road Allenton, Derby, DE24 9BY



### Three bedroom semi-detached residence requiring modernisation in a popular and convenient area

- Excellent Potential - requiring modernisation • No upward chain • Popular and convenient location • Semi-detached family home on large plot • Gravelled foregarden and driveway • Large rear garden • Entrance hall, lounge, dining room • Garden room, kitchen, rear lobby • Three bedrooms and shower room to first floor
- **VIEWING RECOMMENDED** •

**Price £150,000 - No Upward Chain**



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## GENERAL INFORMATION

This is a three bedroom semi-detached residence which requires modernisation and updating but offers excellent potential and is sold with the benefit of no upward chain. The property stands on a particularly impressive sizeable plot with low maintenance foregarden, good sized driveway and large rear garden.

Mainly double glazed comprising entrance hall, lounge to front, dining room to rear, garden room, fitted kitchen and rear lobby. To the first floor are three bedrooms and a shower room.

## LOCATION

The property's location is a short walk from an excellent parade of shops providing a selection of retail outlets. There is local schooling at all levels, a regular bus service to Derby city centre and within easy access to Derby's ring road and nearby retail parks. The property also has easy access to Elvaston Castle, the A50 and A38.

## ACCOMMODATION

### ON THE GROUND FLOOR

Upvc double glazed entrance door provides access to:

#### ENTRANCE HALL

Electric heater, telephone point, staircase to first floor, double glazed window to side, understairs storage cupboard.

### LIVING ROOM 4.1m x 3.38m (13'5" x 11'1")

Feature fireplace with electric fire, picture rail, upvc double glazed window to front.

### DINING ROOM 3.64m x 3.4m (11'11" x 11'2")

Feature fireplace with decorative surround, marble hearth and interior, gas fire (condemned), double glazed sliding patio door to:

### GARDEN ROOM 2.9m x 2.88m (9'6" x 9'5")

Block and brick construction with rooflight and door to garden.

### KITCHEN 2.66m x 1.92m (8'9" x 6'4")

With preparation surfaces having tiled surrounds, inset sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for cooker, fridge, freezer and washing machine, double glazed window to side and double glazed door to:

### REAR LOBBY

Internal door to storage cupboard and double panel door to:

### ON THE FIRST FLOOR

#### LANDING

Double glazed window to side, access to loft space and door to:

### BEDROOM ONE 3.66m x 3.39m (12'0" x 11'1")

Fitted cupboards, double glazed window to rear.

### BEDROOM TWO 3.51m x 3.17m (11'6" x 10'5")

Double glazed window to front.



### **BEDROOM THREE 2.33m x 2.17m (7'8" x 7'1")**

Double glazed window to front.

### **SHOWER ROOM 2.01m x 1.89m (6'7" x 6'2")**

Low flush w.c., pedestal wash hand basin, cubicle with electric Mira shower, double glazed window to rear.

### **OUTSIDE & GARDENS**

A true feature of the sale is the sizable plot on which the property stands with low maintenance foregarden, driveway and large rear garden.

### **COUNCIL TAX BAND**

Derby City - B.

### **DIRECTIONAL NOTES**

From Derby proceed out of town heading south along Osmaston Road towards Allenton on the A514 proceed straight on at the spider bridge passing the new Starbucks into Allenton before eventually turning left before The Crown Hotel/Pub onto Uppermoor Road where the property will be located on the right hand side as denoted by the 'for sale' board.

### **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**

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#### **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

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