

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

5 Shaw Street

Off Ashbourne Road, Derby, DE22 3AS



Modern two bedroom terrace, with off-road parking enjoys favoured location within easy reach of the city centre

- Requiring some modernisation and improvements • Excellent potential
 - Close to city centre • No Upward Chain
- Lounge and dining kitchen • Two bedrooms and bathroom to first floor
- Manageable garden • Car space to front and additional parking for two vehicles
 - **VIEWING RECOMMENDED** •

Price £130,000 - No Upward Chain



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GENERAL INFORMATION

Enjoying a favoured position within easy reach of Derby and the Friar Gate Conservation Area, this modern two bedroom property offers ideal accommodation for the first time buyer, requiring some modernisation and improvement but offers excellent potential. The property benefits from gas central heating double glazing and is sold with the benefit of no upward chain.

The property offers, enclosed porch, lounge with feature fireplace and open plan staircase, full width dining kitchen with fitted units, two bedrooms to the first floor and a modern bathroom. Outside is a low maintenance garden with timber garden shed and to the front there is allocated parking for one vehicle with a further separate parking for two vehicles.

The property provides an ideal opportunity for the first time buyer/investor to acquire this modern house requiring some modernisation and improvement and therefore a viewing is recommended.

LOCATION

The property's is situated within easy reach of the fashionable Friar Gate Conservation area and as a wealth of local facilities close by including schooling and shops.

ACCOMMODATION

ON THE GROUND FLOOR

ENCLOSED PORCH

Providing access to:

LOUNGE 4.3m x 3.83m (14'1" x 12'7")

With open plan stairs to the first floor off, stone feature fireplace with adjacent TV and DVD plinth, radiator, wall light points.

DINING KITCHEN 3.82m x 2.85m (12'6" x 9'4")

Stainless steel sink unit with base cupboard under, a range of base cupboards with work surfaces over, tiled surrounds, complementary wall mounted cupboards, tall food/broom cupboard, electric cooker point, plumbing for automatic washing machine, tiled flooring, door to the rear off, radiator.

ON THE FIRST FLOOR

LANDING

Doors off/

DOUBLE BEDROOM ONE 4.43m x 4.42m (14'6" x 14'6")

Radiator, built in storage cupboard.

BEDROOM TWO 2.77m x 1.91m (9'1" x 6'3")

Radiator.

FAMILY BATHROOM

Low level w.c., pedestal wash hand basin, panel bath with tiled surrounds, shower over, radiator.

OUTSIDE & GARDENS

There is an easy to managed paved patio garden to the rear with timber garden shed. To the front there



is ample car standing space with two further allocated parking spaces on Shaw Street in a parking compound.

COUNCIL TAX BAND

Derby City - A.

DIRECTIONAL NOTE

From Derby proceed via the main Friar Gate which leads into Ashbourne Road then opposite the School take the turning right into Shaw Street. The property is 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.

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