

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 162 Carsington Crescent Allestree, Derby, DE22 2QU



**A two double bedroomed maisonette enjoying a highly convenient position within the favoured district of Allestree**

- Close to a wide range of local amenities • Sealed unit double glazing • Electric storage heating • Entrance stairway • Open plan living / dining room with feature fireplace • Well appointed kitchen • Two double bedrooms, both having fitted wardrobes and en-suite facilities •

**£725**



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

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## GENERAL INFORMATION

Located within the well regarded suburb of Allestree, this two double bed roomed maisonette is conveniently situated within walking distance of a wide range of local amenities and Park Farm Shopping Centre.

Internally, the accommodation which boasts both electric storage heating and sealed unit double glazing briefly comprises entrance stairway and first floor accommodation to include an open plan living / dining room with feature fireplace. Open plan well appointed kitchen with a range of appliances. Two double bedrooms, both with en-suite facilities and built-in wardrobes. Well worthy of internal inspection.

## LOCATION

The maisonette's location on Carsington Crescent offers easy access to nearby Park Farm which offers a fabulous range of amenities. The property is also within close proximity of Derby University, Markeaton Park, two reputable primary schools and Woodlands Secondary school.

## ACCOMMODATION

### **ENTRANCE STAIRWAY**

With solid wood panelled entrance door and stairs leading to the first floor. Feature arched top sealed unit double glazed window to the front.

### **LANDING**

With useful cloaks cupboard, electric storage heater,

intercom system and two further useful store cupboards. Doorway leads to:

### **OPEN PLAN LIVING / DINING ROOM 4.68m x 4.35m (15'4" x 14'3")**

With feature fireplace, ample dining space, electric storage heater and sealed unit double glazed windows to both side and rear elevations.

### **KITCHEN AREA 2.99m x 2.58m (9'10" x 8'6")**

With a range of fitted base, wall and drawers units all with matching cupboard fronts. Plumbing suitable for an automatic washing machine. Integrated refrigerator and freezer. Built-in electric fan assisted oven and four ring ceramic hob with stainless steel extractor hood over. Roll edged granite effect laminated work surfaces with inset one and a half basin stainless steel sink unit and draining board. Complementary ceramic tiled splashbacks. Ceramic flooring and sealed unit double glazed window to the side.

### **BEDROOM ONE 3.76m x 3.01m (12'4" x 9'11")**

With built-in wardrobes and dressing table. Electric panel heater and sealed unit double glazed window with pleasant aspect to the side.

### **EN-SUITE BATHROOM**

With a full suite in white comprising low flush WC, vanity unit with ceramic wash basin and panelled bath with mixer tap in chrome. Wall mounted electric shower over. Complementary ceramic floor tiling. Floor to ceiling ceramic wall tiling. Chrome electric



heated ladder style towel rail. Extractor fan and circular obscure sealed unit double glazed window.

### **BEDROOM TWO 2.86m 2.47m (9'5" 8'1")**

With built-in wardrobes. Electric panel heater and sealed unit double glazed window. Sliding door leads to:

### **EN-SUITE SHOWER ROOM**

Comprising low flush WC, vanity unit with ceramic wash hand basin with chrome mixer tap, shower cubicle with fitted electric shower and bi-fold shower door. Ceramic floor tiling. Floor to ceiling ceramic wall tiling. Chrome electric heated ladder style towel rail. An obscure circular double glazed window to the side.

### **DIRECTIONAL NOTE**

The approach from the Derby office is to proceed out of town heading north along the A6 bearing left onto Kedleston Road, turn right into Birchover Way and right into Carsington Crescent when the property will be located on the left hand side.

### **SPECIFIC REQUIREMENTS**

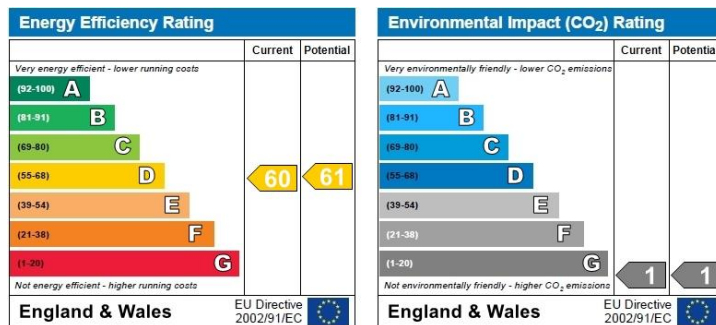
The property is to be let unfurnished. ????

### **Deposit**

Deposit equal to 5 Weeks rent

### **VIEWINGS**

Strictly by appointment through Scargill Mann and Co.  
Derby Office on 01332 206620



#### 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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