



Mayfair Crescent
Derby



Property Description

Situated in the sought-after suburb of Mackworth, Mayfair Crescent is a charming two-bedroom semi-detached property. The property features a spacious lounge, a well-equipped kitchen, two generously sized bedrooms, and a family bathroom. Externally, the home benefits from a private rear garden and off-road parking to the front.

The area is served by reputable primary schools such as Reigate Park Primary Academy and Brackensdale Primary School. For secondary education, institutions like Murray Park Community School are nearby. Markeaton Park, one of the most popular parks in the East Midlands, is in close proximity. The park offers a children's boating lake, amusement park, crazy golf, and a paddling pool, making it ideal for family outings. Mackworth benefits from excellent transport links, with regular bus services connecting the area to Derby city centre. Major roads like the A38 and A52 are easily accessible, facilitating convenient travel to surrounding regions.

Measurements

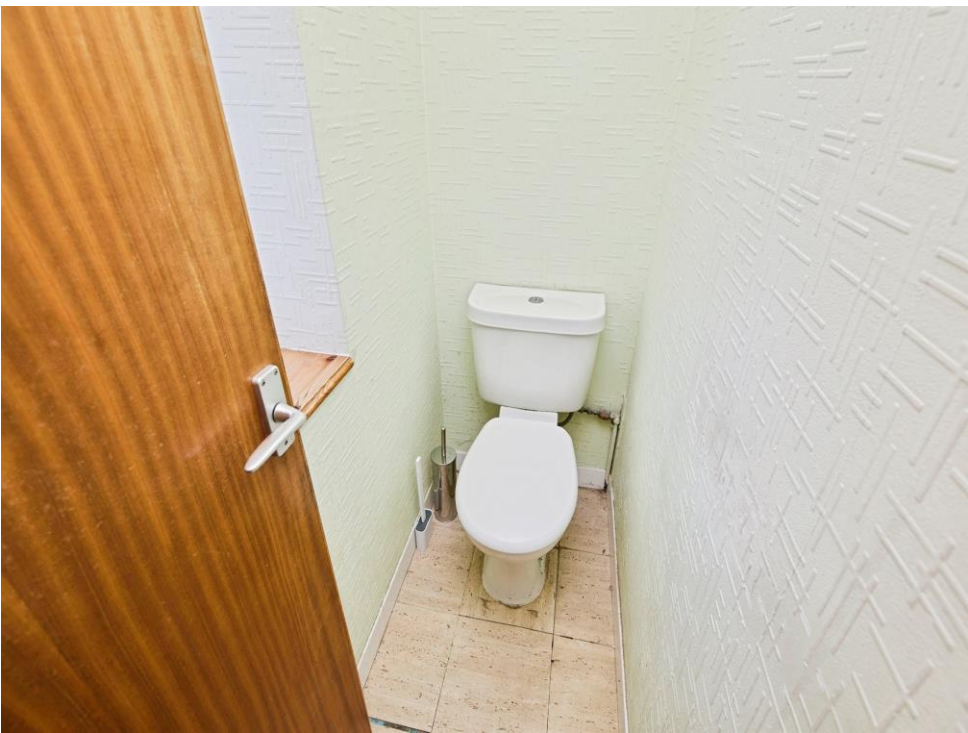
Lounge - 3m plus recess x 4.4m
Kitchen - 4m plus recess x 2.8m
Bedroom One - 4.4m x 2.9m
Bedroom Two - 3.5m plus recess x 3.3m

Agents Note

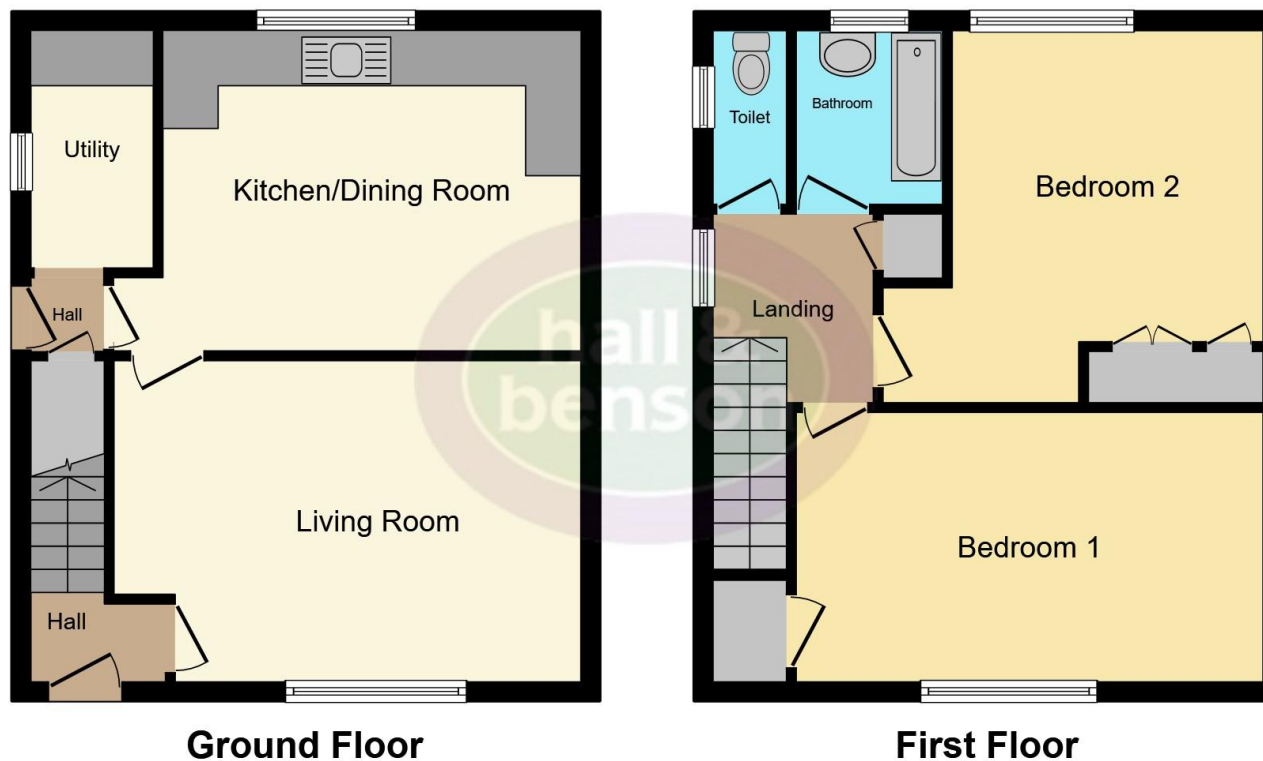
The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

The property is of a none standard construction.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

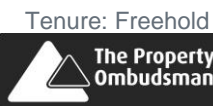
To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ATR102343



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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