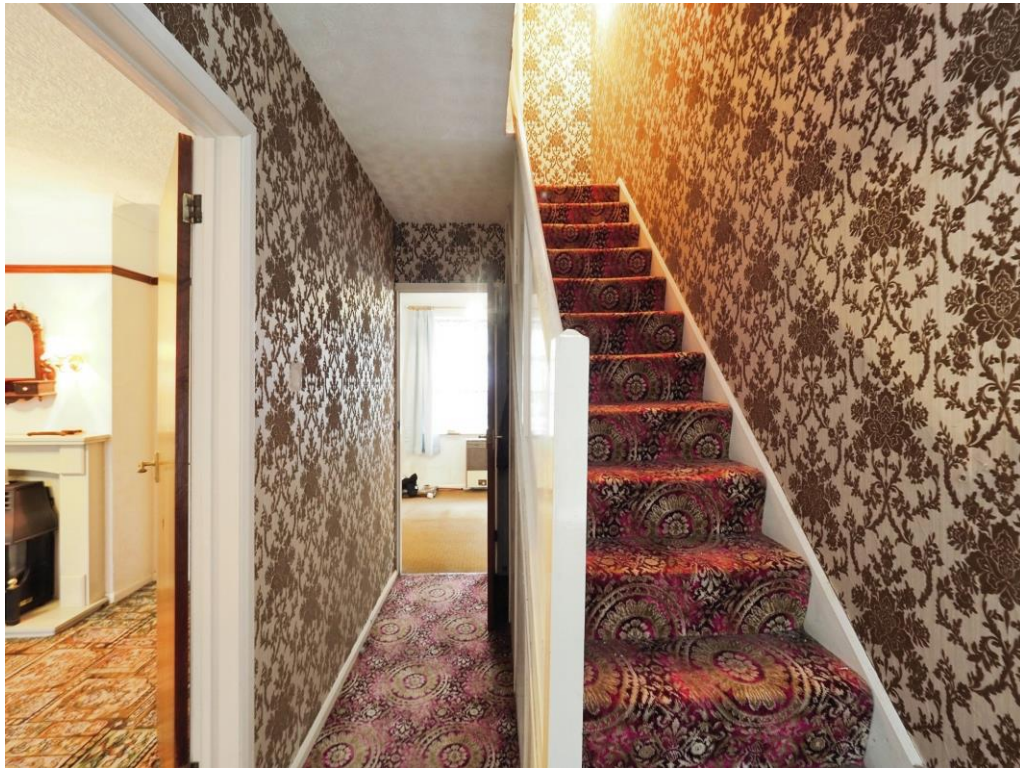




Brentford Drive
Derby

**Brentford Drive
Derby DE22 4BP**

**for sale offers in the region of
£160,000**



Property Description

Offered with no upward chain and presenting an exciting opportunity for those looking to create their ideal family home, Brentford Drive is a three-bedroom semi-detached property situated in the popular residential area of Mackworth. In need of some modernisation throughout, this property provides generous accommodation, two reception rooms, and a pleasant rear garden - making it an ideal purchase for first-time buyers, investors, or those seeking a project with excellent potential.

Upon entering the property, you are greeted by an entrance hallway leading to the reception room with the kitchen and dining room to the rear. Upstairs, there are two well-proportioned double bedrooms and a third single bedroom, along with a family bathroom. Outside, the home benefits from a shared access gate to the front and an enclosed garden to the rear.

Entrance Hallway

Welcoming entrance providing access to the ground floor accommodation, with stairs to the first floor.

Lounge

14' 9" x 12' 4" (4.50m x 3.76m)

A bright and spacious front-facing living area with a large window allowing for plenty of natural light. Ideal as a main lounge or family sitting room.

Dining Room

10' 4" x 8' 6" (3.15m x 2.59m)

A versatile second reception room, perfect as a dining room to the rear of the property.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

Positioned to the rear of the property, the kitchen offers a range of base and wall units with sink and worktop space. There is potential for reconfiguration or extension (subject to planning) to create a modern open-plan dining kitchen.



Landing

Provides access to all bedrooms and the family bathroom.

Bedroom One

15' 5" x 8' 6" (4.70m x 2.59m)

A generous double bedroom with front aspect, offering ample space for furniture and storage.

Bedroom Two

15' 5" x 12' (4.70m x 3.66m)

Another well-sized double bedroom overlooking the rear garden

Bedroom Three

9' 4" x 8' 9" (2.84m x 2.67m)

Single bedroom to the front of the property.

Bathroom

Comprising a basin and a bath unit.

Separate Wc

Outside

To the front of the property is a shared access gate leading to the entrance pathway and small garden area.

To the rear is an enclosed garden offering excellent potential.

Location

Situated within the residential area of Mackworth, this property enjoys easy access to a range of local amenities including shops, supermarkets, schools, and public transport routes. The area is well served by regular bus links into Derby city centre, while the A38, A50, and A52 are easily accessible for commuters. Mackworth also benefits from nearby green spaces, parks, and community facilities.









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

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E7 Park Farm Centre Park Farm Drive
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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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