



## 8 Kingsbury Road, Mackworth, Derby, DE22 4JP

Offers In The Region Of  3  1  2  C  
**£180,000**

Situated in the heart of Mackworth, a short walk away from local shopping facilities, this is a three bedroom semi detached property which benefits from gas central heating and a generous garden to the rear.



# 8 Kingsbury Road, Mackworth, Derby, DE22 4JP

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## DIRECTIONS

Leave Derby city centre along Ashbourne Road and proceed over the Markeaton island in the direction of Ashbourne. Turn into Mackworth along Prince Charles Avenue and continue to the first island before turning right onto Sloane Road. Turn right again onto Kingsbury Road where the property is situated on the right hand side clearly identified by our "For Sale" board.

Requiring modernisation and improvement, internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor, lounge, kitchen which has access to the rear and dining room. To the first floor are three good sized bedrooms and a bathroom with shower.

Outside the property benefits from a large garden to the rear which is laid to lawn with a range of well stocked borders and two outside stores. To the front there is car standing, further front garden and gated access to the rear.

Mackworth is a highly sought after residential location, situated on the outskirts of the city, which has a wide selection of shops, schools and medical facilities close by. The vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre is only a short journey away.

The property is perfectly positioned for ease of access to the A38 giving access to the A50 and A52.

This spacious property should be viewed to appreciate the size and potential for this house.

## ACCOMMODATION

Entering the property through front door into:

### ENTRANCE HALL

With staircase leading to the first floor, useful understairs storage and radiator.

### LOUNGE

14'2" x 13'6" (4.32m x 4.11m)

With window overlooking the rear elevation, radiator and feature open fireplace with tiled surround.

### KITCHEN

13'3" x 9'11" (4.04m x 3.02m)

With a range of work surface/preparation areas, wall and base cupboards and space for a free standing cooker. The kitchen has a stainless steel sink unit with drainer beneath a window overlooking the front elevation and there is space for a washing machine, pantry cupboard and door leading to the rear elevation. Access to:

## DINING ROOM

8'6" x 9'5" (2.59m x 2.87m)

With window to the rear and radiator.

## TO THE FIRST FLOOR

### LANDING

With access to loft and storage cupboard.

### BEDROOM ONE

12'7" x 11'7" (3.84m x 3.53m)

With window to the rear and radiator.

### BEDROOM TWO

9'11" x 10'8" (3.02m x 3.25m)

With window and radiator.

### BEDROOM THREE

8'1" x 9'10" (2.46m x 3.00m)

(Maximum measurement. Part of the room is occupied by the bulk head over the stairs)

With window and radiator.

### BATHROOM

7'8" x 5'7" (2.34m x 1.70m)

With low level WC, pedestal wash hand basin and bath with shower over the bath and frosted window.

## OUTSIDE

Outside the property benefits from a generous garden to the rear which has been laid to lawn with a range of well stocked borders. There are two outside stores and access to the front elevation.

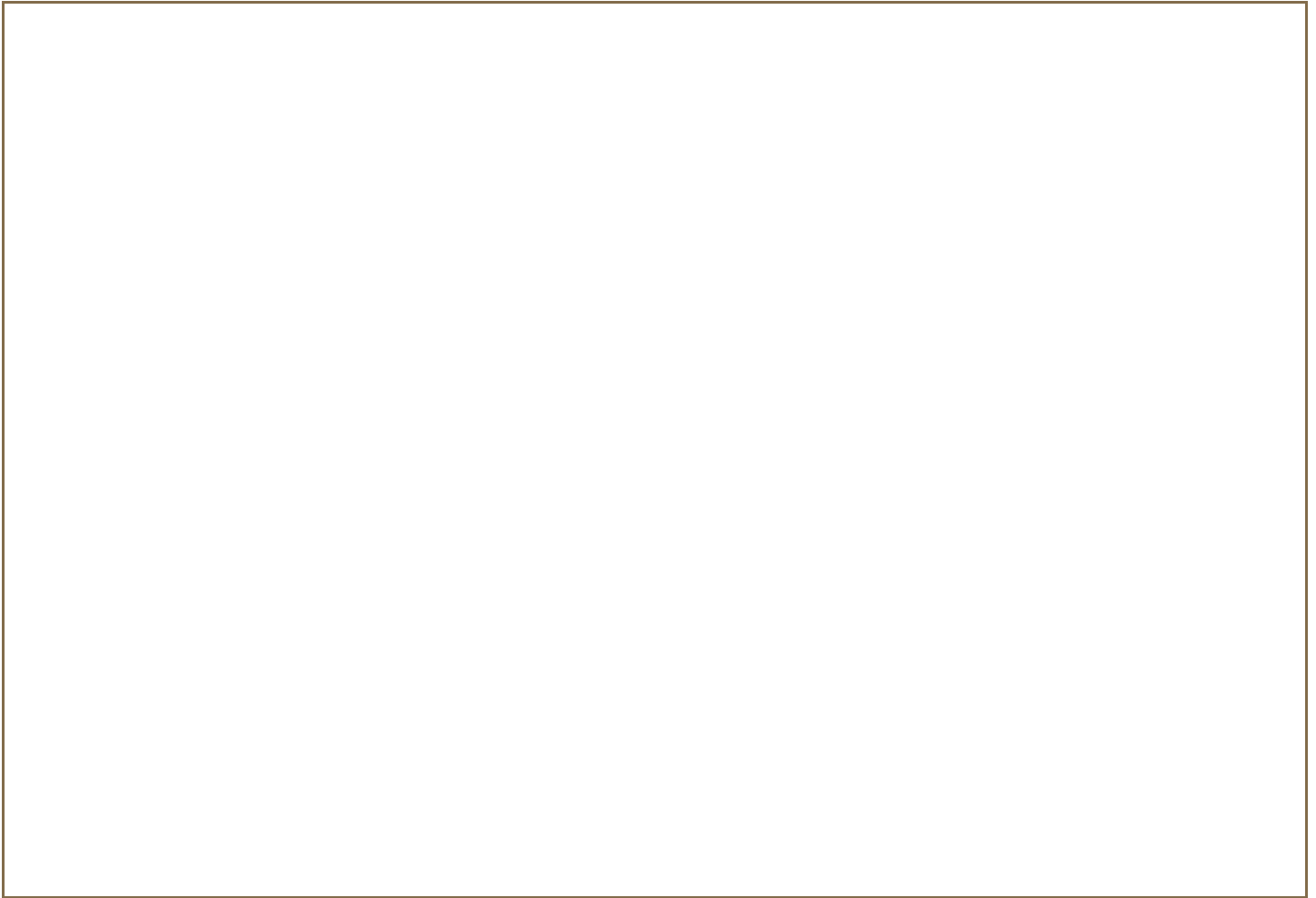
To the front there is a driveway and further front garden.



## Road Map



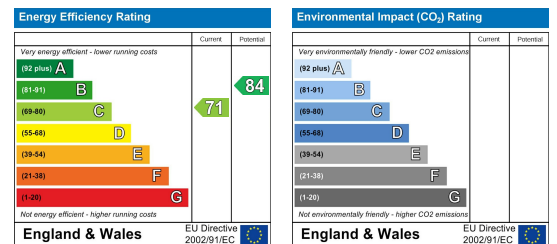
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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