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Masefield Avenue,
Sunnyhill
Offers in excess of £170,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXCITING POTENTIAL - REQUIRES MODERNISATION - A traditional, bay fronted three bedroom semi-detached home occupying this generous plot and this ever popular location off Stenson Road, close to excellent local amenities. The property offers exciting potential improvement and extension (subject to necessary planning consent being obtained) The property would be ideally suited to a first time buyer, investor or family looking for a property renovation project.





The Detail

A traditional bay fronted 1930's style semi-detached home, set within this popular location off Stenson Road. The property requires modernisation and improvement but offers exciting potential and also offers scope for extension (subject to planning consent being obtained)

The accommodation has the benefit of a gas central heating system, double glazing and in brief the accommodation comprises entrance porch, entrance hallway, lounge with bay window, separate dining room and kitchen. The first floor landing leads to a primary bedroom with bay window, double bedroom two, single bedroom three and bathroom.

Outside, the property has a garden to the front with driveway to the side leading to the rear garden. There is a brick built outbuilding, timber shed and generous rear garden area.







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The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket and Fish and Chip shop. There is also a larger range of shops including a pharmacy at the Cavendish Shopping area. There is also regular bus service from Stenson Road into the Derby City centre.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links and fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

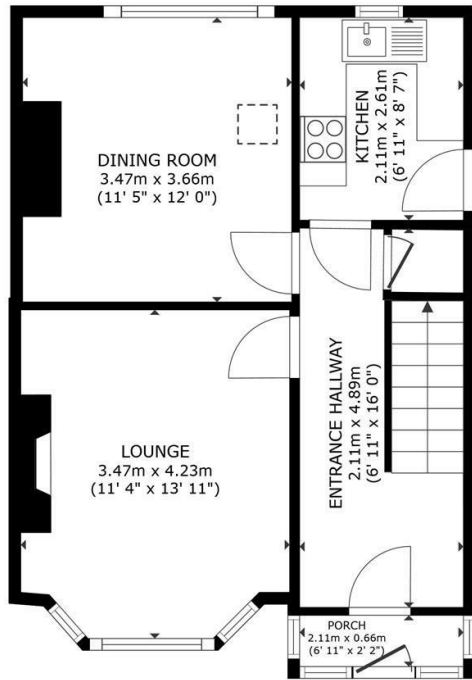
The property also falls within the catchment area for Derby Moor Secondary School.

Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

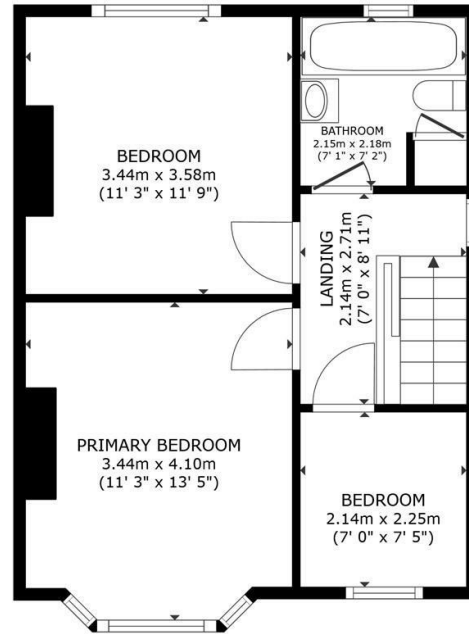








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 45.4 m² (489 sq.ft.) FLOOR 2 42.6 m² (459 sq.ft.)
 TOTAL : 88.1 m² (948 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Traditional Bay Fronted Semi-Detached Home
- Requires Modernisation - Exciting Potential
- Potential for Extension (Subject to Planning Application)
- Gas Central Heating & Double Glazing
- Porch, Entrance Hallway, Kitchen, Lounge & Dining Room
- Three Bedrooms & Bathroom
- Front Garden, Driveway & Generous Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce & Royal Derby Hospital
- No Chain Involved

Size

Approx 948.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's Talk

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