

Macaulay Street, Sinfin Derby DE24 9HA

bagshaws residential

## welcome to

## Macaulay Street, Sinfin Derby

Perfect for first-time buyers! This spacious 3-bed semi on Macauley Street offers driveway parking, two reception areas, a downstairs W.C., large garden with garage, and a bright kitchen/diner. Ideally located near local schools, shops, and transport links.



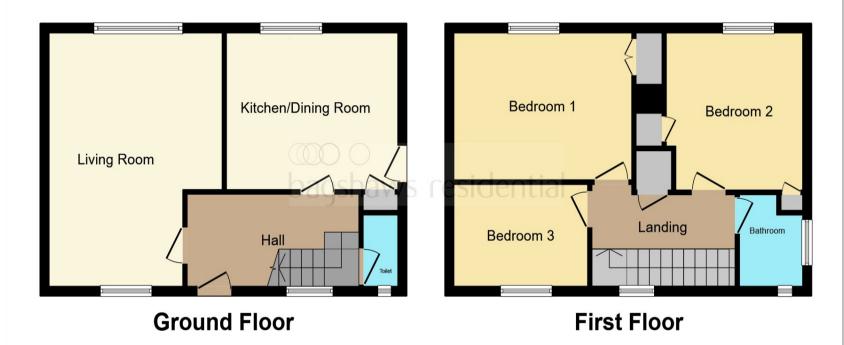












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

### Agent Note

#### **Living Room**

13' 5" MAX x 18' 2" MAX ( 4.09m MAX x 5.54m MAX )

#### **Kitchen/Dinner Room**

11' 4" MAX x 11' 1" MAX ( 3.45m MAX x 3.38m MAX )

#### **Downstairs Toilet**

2' 6" MAX x 5' MAX ( 0.76m MAX x 1.52m MAX )

#### **Downstairs Landing**

13' MAX x 6' 5" MAX ( 3.96m MAX x 1.96m MAX )

#### Bedroom 1

13' 5" MAX x 10' 4" MAX ( 4.09m MAX x 3.15m MAX )

#### Bedroom 2

10' 3" MAX x 11' 1" MAX ( 3.12m MAX x 3.38m MAX )

#### Bedroom 3

10' 1" MAX x 7' 3" MAX ( 3.07m MAX x 2.21m MAX )

#### Bathroom

4' 8" MAX x 5' 6" MAX ( 1.42m MAX x 1.68m MAX )

#### **Upstairs Landing**

10' 9" MAX x 7' 2" MAX ( 3.28m MAX x 2.18m MAX )

## welcome to

# **Macaulay Street, Sinfin Derby**

- Three-bedroom semi-detached home
- Spacious dual-aspect living room
- Kitchen/diner with ample dining space
- Downstairs W.C. for added convenience
- Two double bedrooms and one single

Tenure: Freehold EPC Rating: Awaited Council Tax Band: A

# £160,000

Offered to the market with spacious living and ideal for first-time buyers or growing families, this wellproportioned three-bedroom semi-detached home on Macauley Street in Derby is not to be missed. With ample parking, generous outdoor space, and practical living areas, it's a home ready to make your own.

As you enter the property, the layout flows well with a spacious living room to the left, enjoying dual aspect views to both the front and rear, filling the space with natural light. To the right, you'll find a well-sized kitchen/diner offering plenty of space for family meals and entertaining. A convenient downstairs W.C. completes the ground floor.

Upstairs are two good-sized double bedrooms, a comfortable single room ideal for a home office or nursery, and a modern family bathroom.

Outside, the home really impresses with a large garden featuring a well-maintained lawn-perfect for children, pets, or outdoor entertaining-as well as a garage for storage or workshop use. The driveway offers extensive parking to the front and side.

Located in a popular residential area, Macauley Street benefits from easy access to local schools, parks, shops, and public transport. Derby city centre is just a short drive or bus ride away, making commuting and weekend outings a breeze.









Please note the marker reflects the postcode not the actual property

## view this property online bagshawsresidential.co.uk/Property/DBY120609



Property Ref: DBY120609 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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