



Ford Lane, Allestree, Derby



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Guide price £260,000

- 3 Bedroom Semi Detached Home
- Ecclesbourne School Catchment
- In Need of Modernisation
- Off Road Parking
- Large Rear Garden
- Close to Allestree Park
- Close to A38/A50
- Freehold
- EPC rating D
- Subject to Reserve Price - Buyers fees apply



An incredible opportunity to create the perfect family home, this property on Allestree's Ford Lane is not to be missed!

For sale by modern method of auction, this established three-bedroom home is in need of some TLC and modernisation, but is teeming with potential.

The property consists of an entrance hallway, leading to two generously-sized reception rooms and a kitchen. The foremost of these spaces - the home's lounge - benefits from a handy fireplace and an excellent bay window looking into the front garden. The rear reception room is equally impressive, having benefitted from an extension and now featuring a sliding patio door to access the rear of the plot. The ground floor is completed by the fitted kitchen, with updated cabinetry, ceramic tiling and space for a freestanding oven, washing machine and tumble dryer.



The upper floor of this stellar home is thoughtfully laid out, with three superb bedrooms (two large doubles and a single). The master bedroom retains the characterful bay window present on the ground floor, whilst the second bedroom benefits from a delightful view over the rear plot. The home is completed by the well-equipped family bathroom, containing a bath with shower above, sink and W.C., as well as integrated storage.

Externally, the property benefits from a lengthy multi-car driveway, a handy garage, a spacious patio and gardens to the front and rear.

Please contact the team at Northwood Derby today to view this special home!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the



service is taken. Payment varies but will be no more than £450.00. These services are optional.

Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Belvoir nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance.

Please note: the seller has advised that there is an ongoing discussion with the neighbouring property relating to a roof repair. The seller has confirmed they are actively working to resolve this matter prior to completion.





Room Sizes:

Hallway 4.09m x 2.27m (13'5" x 7'5")

Living Room 3.5m x 3.8m (11'6" x 12'6")

Dining Room 4.75m x 3.64m (15'7" x 11'11")

Kitchen 4.13m x 2.49m (13'6" x 8'2")

Landing

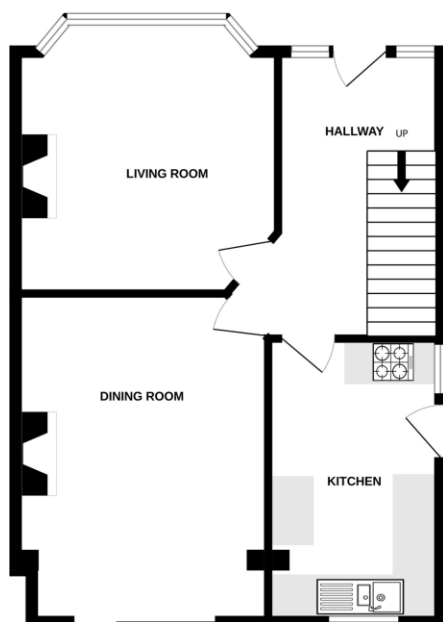
Bedroom One 4.1m x 3.7m (13'6" x 12'1")

Bedroom Two 3.53m x 3.66m (11'7" x 12'0")

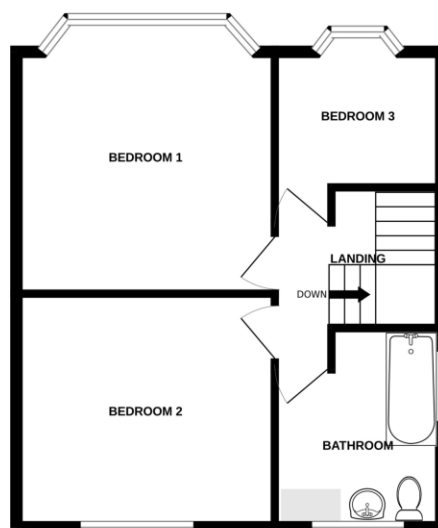
Bedroom Three 2.47m x 2.41m (8'1" x 7'11")

Bathroom 2.86m x 2.42m (9'5" x 7'11")

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

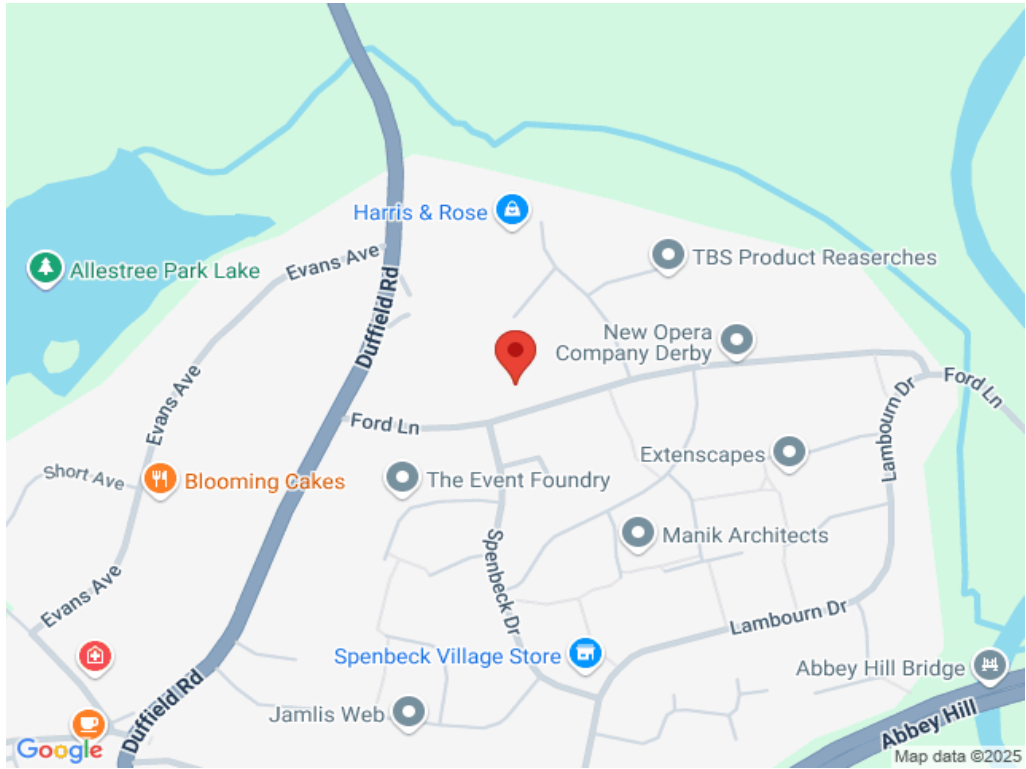


1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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