



Directions

From the Hannells office at Mickleover, turn right onto Uttoxeter road and first exit at the mini roundabout onto Station Road. At the T junction, turn right onto Radbourne Lane. Continue along Radbourne Lane taking the first right onto Moorgate and left onto Dulwich Road. At the T junction turn left onto Westbourne Park and third left onto Finchley Avenue where the property can be found on the left hand side.



Viewings Strictly By Appointment Only

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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48 Finchley Avenue, Mackworth, DE22 4ET | **£137,000 (Freehold)**

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<small>Not energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England, Scotland & Wales		England, Scotland & Wales	

Energy Efficiency Rating Summary: Current: 57, Potential: 73

Environmental Impact (CO₂) Rating Summary: Current: 54, Potential: 70

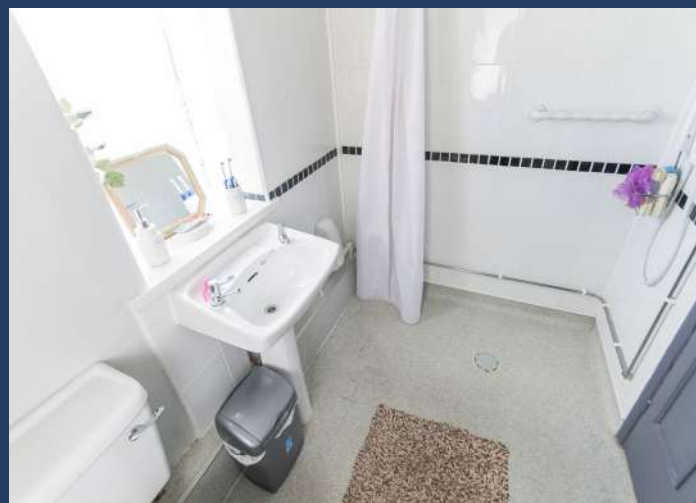
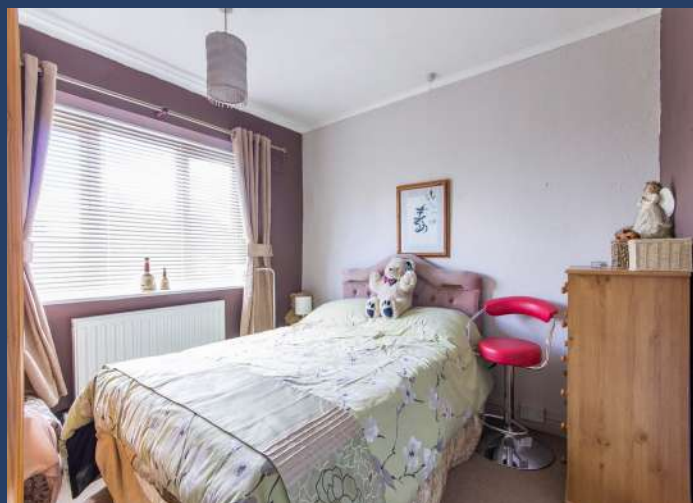
Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Traditional semi detached home, extended to the rear with a versatile layout ideal for families. The property benefits from uPVC double glazing, gas central heating, off road parking and a generous garden.

- Traditional Semi Detached Home
- Spacious Bay Fronted Lounge
- Fitted Kitchen And Separate Dining Area
- Extended Reception Room To The Rear
- EPC Rating D





Full Description

Hannells Estate Agents are delighted to bring to the market this traditional semi detached home. The property features an extension to the rear and benefits from uPVC double glazing throughout, gas central heating by way of a combination boiler, off road parking and a generous garden to the rear.

In brief the property comprises; entrance hallway, spacious bay fronted lounge with electric fireplace, fitted kitchen, separate dining room, conservatory and additional reception room with French doors opening to the rear garden. Found to the first floor are two double bedrooms, third single bedroom used as an office and a wet room style shower room. Sitting to the front of the property can be found a low maintenance slate bed, off road parking space and access leading to the side via a secure gateway. Located to the rear can be found a generous garden, mostly laid to lawn with a concrete patio area, slate beds, established flower and shrubbery beds, garden shed, outside lighting, outside tap, mature trees, bushes and fence boundaries.

Finchley Avenue is conveniently located close to local shops, well regarded schools, public transport routes and amenities in Mackworth. The property also benefits from excellent road links with the A38 and A50 road networks. The property must be viewed internally to fully appreciate the size and standard on offer.

Measurements & Details

Entrance Hallway: 11' 8" x 6' 1" (3.55m x 1.85m) Max

Having a uPVC double glazed door to the front elevation, radiator, staircase leading to the first floor, under stairs storage cupboard, laminate flooring and archway opening to the kitchen.

Lounge: 15' 8" x 10' 11" (4.77m x 3.32m) Max

Having a uPVC double glazed bay window to the front elevation, electric fireplace with marble surround and hearth and a wooden mantle over, radiator, television point, wooden flooring and double doors opening to the dining room.

Dining Room/ Conservatory: 12' 5" x 9' 3" (3.78m x 2.82m) Max

Having a uPVC double glazed window to the rear and side elevations, radiator, tiled flooring and patio door opening to the rear elevation.

Kitchen: 10' 5" x 7' 8" (3.17m x 2.34m) Max

Having a uPVC double glazed window to the side elevation, range of fitted wall, base and drawer units with a roll top laminate work surface over, stainless steel sink with one and a half times bowl, drainer and mixer tap, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for upright fridge/freezer, wall mounted combination boiler and vinyl flooring.

Snug: 12' 2" x 10' 2" (3.71m x 3.10m) Max

Having a uPVC double glazed window to the front and side elevations, radiator, laminate flooring and uPVC double glazed French doors opening to the rear elevation.

First Floor Landing: 9' 1" x 6' 4" (2.77m x 1.93m) Max

Having a uPVC double glazed window to the side elevation, radiator and loft access.

Bedroom One: 12' 6" x 10' 9" (3.81m x 3.27m) Max

Having a uPVC double glazed window to the front elevation and radiator.

Bedroom Two: 9' 10" x 10' 10" (2.99m x 3.30m) Max

Having a uPVC double glazed window to the rear elevation and radiator.

Bedroom Three: 6' 4" x 7' 2" (1.93m x 2.18m) Max

Having a uPVC double glazed window to the front elevation, built in over stairs storage cupboard, radiator and laminate flooring.

Bathroom: 5' 5" x 7' 5" (1.65m x 2.26m) Max

Having a uPVC double glazed obscured window to the side and rear elevations, chrome heated towel rail, white suite comprising; pedestal hand wash basin, low level W.C, wet room style shower with electric shower point and non slip vinyl flooring.

Outside:

Having to the front of the property a low maintenance slate bed sitting alongside a concrete parking space. Access can be gained to the rear of the property and to the side via a secure gateway. Found to the rear is a generous garden, laid with a variety of lawn, concrete patio, slate beds, flower and shrubbery beds, mature trees and bushes and features fence boundaries, outside lighting and an outside tap.



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A Moving Experience

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