



## 72 Grasmere Crescent, Sinfon Derby, DE24 9HT Offers Around £175,000

A TRADITIONAL, EXTENDED, BAY-WINDOWED, THREE-BEDROOMED SEMI-DETACHED residence, enjoying a well-established residential location, convenient for local amenities. The property is offered with IMMEDIATE VACANT POSSESSION, and offers an opportunity for a scheme of refurbishment to individual taste. Having the benefit of gas central heating, UPVC double glazing, and alarm, the accommodation briefly comprises: -

GROUND FLOOR, Entrance Hall, Cloaks/WC, Lounge, Dining Room, and Kitchen, FIRST FLOOR, landing, Three Bedrooms, and Bathroom. OUTSIDE, mainly paved front garden affording car standing, and mature rear garden. EPC E, Council Tax Band B.

## 72 Grasmere Crescent, Sinfin, Derby, DE24 9HT

### The Property

A traditional pre-war bay-windowed semi-detached residence, which has been extended to the rear, and is offered with immediate vacant possession. Providing excellent scope for refurbishment to individual taste, and comprises; entrance hall, cloaks/WC, two reception rooms, extended kitchen, three bedrooms, bathroom, front garden area and car standing, and mature rear garden.



### Location

The property is situated in a well-established residential location, convenient for a range of local amenities, as well as easy access to Rolls Royce, an Derby city centre. The A50 is easily accessible and provides further road links for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle, proceed south along Abbey Street, turning right at the traffic lights onto Burton Road, turn left at the ring road crossroad traffic lights onto Warwick Avenue, continuing over the roundabout into Kenilworth Avenue, before turning right at the crossroads traffic lights onto Sinfin Lane, proceeding through the traffic lights, to take the eventual righthand turn into Wordsworth Avenue, just after the Tesco Express on the right, then take the left-hand turn into Grasmere Crescent.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13377.

### Accommodation

Having the benefit of gas central heating, UPVC double glazing, and alarm, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Entrance Hall

Having UPVC double glazed entrance door, central heating radiator, and stairs to the first floor.

##### Cloaks/WC

Having white sanitary ware comprising; low-level WC, and wash hand basin, together with central heating radiator.



##### Lounge

3.53m x 2.82m max (11'7" x 9'3" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window to the front, and central heating radiator.



##### Dining Room

4.57m x 3.99m max (15'0" x 13'1" max)

Having stone-effect fireplace, UPVC double glazed side window, central heating radiator, and UPVC double glazed sliding patio doors to the rear garden.



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### Kitchen

3.25m x 2.26m (10'8" x 7'5")

Having floor and wall units, UPVC double glazed side window, UPVC double glazed door, built-in gas hob ample work surfaces with tiled splashback, one-and-a-half owl stainless steel sink unit with single drainer, tiled floor, and modern Ideal wall-mounted gas-fired boiler providing domestic hot water and central heating.



### FIRST FLOOR

#### Landing

Having UPVC double glazed window, and built-in airing cupboard housing the hot water cylinder.

#### Front Bedroom One

3.38m x 2.74m max (11'1" x 9'0" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window to the front, fitted double wardrobes, and central heating radiator.



#### Rear Bedroom Two

4.04m x 2.54m (13'3" x 8'4")

Having UPVC double glazed window, central heating radiator, and access to the loft space.



#### Bedroom Three

3.15m x 1.96m (10'4" x 6'5")

Having UPVC double glazed window, and central heating radiator.



### Bathroom

1.75m x 1.65m (5'9" x 5'5")

Having white sanitary ware comprising; pedestal wash hand basin, low-level WC, and panelled bath with shower unit over, together with part-tiled walls, UPVC double glazed window, and central heating radiator.



### OUTSIDE

#### Front Garden

Laid mainly to paving and providing car standing spaces, with side pathway and gate to the rear, to the: -

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### **Mature Rear Garden**

Enclosed by fencing for privacy, and having lawns, flower and shrub borders, and garden shed.



### **ADDITIONAL INFORMATION**

#### **Tenure**

We understand the property is held freehold, with vacant possession provided upon completion.

#### **Do you need a Survey?**

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### **Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

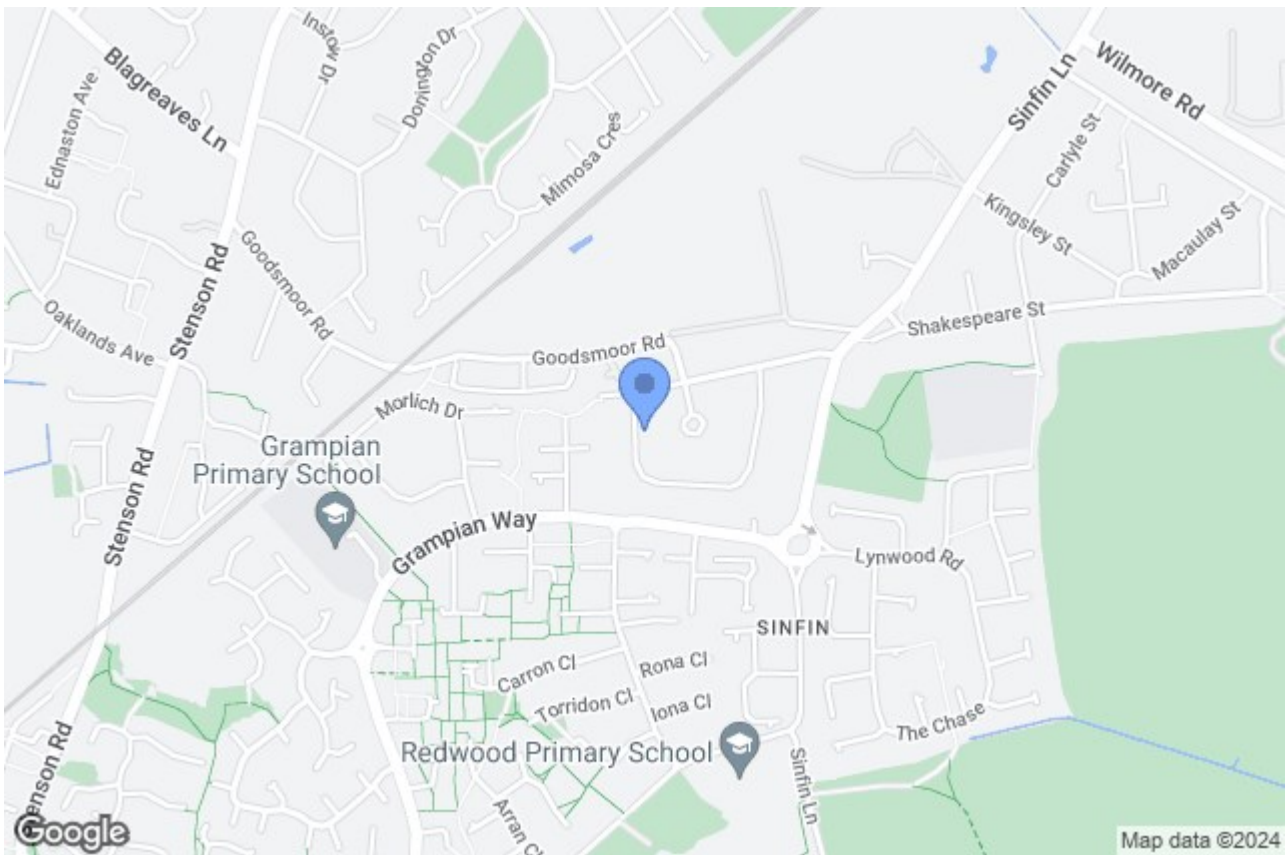
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13377**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.



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