



GADSBY
NICHOLS

41 Grange Avenue, Sunnyhill, Derby, DE23 8DH
£249,950

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A WELL-PROPORTIONED AND APPEALING, TRADITIONAL BAY-WINDOWED SEMI-DETACHED, enjoying a mature, residential setting, and offering excellent scope for further refurbishment and structural extension, subject to approvals. The property is offered with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating, and UPVC double glazing, briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, wet room/cloaks/WC, front lounge, rear dining room, and breakfast kitchen. FIRST FLOOR, landing, THREE BEDROOMS, and bathroom. OUTSIDE, foregarden, driveway for car standing, detached single garage, and mature rear garden being approximately 80-feet in depth. EPC D, Council Tax Band B.

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THE PROPERTY



An appealing, traditional bay-windowed semi-detached residence, which offers a well-proportioned interior, and provides excellent scope for further refurbishment and structural extension, subject to requirements, and obtaining the usual planning and building regulation approvals. The property is offered with immediate vacant possession, and comprises; canopy entrance porch, entrance hall, wet room/cloaks/WC, two reception rooms, breakfast kitchen, three bedrooms, bathroom, foregarden, driveway, detached single garage, and rear garden.

LOCATION

The property enjoys a little-known, yet popular and mature, residential location off Village Street, close to Stenson Road, within minutes driving distance of Derbys ring road system providing links to the A38, A50, and A52 for commuting throughout the region. There are comprehensive amenities available in the surrounding suburbs.

DIRECTIONS

When leaving derby city centre by vehicle, proceed along Burton Road, and at the ring road traffic lights turn left onto Warwick Avenue, then at the traffic island turn right into Stenson Road, at the brow of the hill turn left into Village Street, and right into Grange Avenue.

What 3 Words /// enjoy.soccer.famed

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13463.

ACCOMMODATION

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

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having UPVC double glazed entrance door and window, opening to the: -

ENTRANCE HALL

Having central heating radiator, and stairs to the first floor with downstairs store.

WET ROOM/CLOAKS/WC

Having suite comprising; low-level WC, pedestal wash hand basin, and shower area with electric Triton shower unit, together with wet flooring, tiled walls, UPVC double glazed window, and extractor fan.

FRONT LOUNGE

4.19m x 3.99m max (13'9" x 13'1" max)



Measurements are 'maximum into bay'. Having UPVC double glazed bay window, Adam-style fire surround with marble hearth and back-plate, and fitted 'living flame' coal gas fire (NOT TESTED), central heating radiator, ceiling coving, and original stripped-wood door to the hall.

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DINING/SITTING ROOM

3.91m x 3.51m (12'10" x 11'6")



Having Adam-style fire surround with marble hearth and fitted Valor coal-effect gas fire (NOT TESTED), UPVC double glazed double French doors to the rear garden, central heating radiator, laminate flooring, and ceiling coving.

BREAKFAST KITCHEN

4.19m x 2.95m max 2.39m min (13'8" x 9'8" max 7'10" min)



Measurements are '13'9" x 9'8" maximum, 7'10" minimum/4.19m x 2.95m maximum 2.39m minimum'.

Having fittings comprising; one double base unit, four single base units, drawers, and four single wall units, together with 1.5-bowl stainless steel sink unit with single drainer, work surface areas with tiled splashbacks, UPVC double glazed doors to the side and rear, central heating radiator, and UPVC double glazed external door.

FIRST FLOOR

LANDING

Having original stripped-natural timber doors, and UPVC double glazed window.

FRONT BEDROOM ONE

4.27m x 3.81m max (14'0" x 12'6" max)



Measurements are 'maximum into bay'.

Having fittings comprising; two double wardrobes with central cupboards, dressing shelf, and top cupboards over, together with central heating radiator, and UPVC double glazed bay window.

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REAR BEDROOM TWO

3.91m x 2.95m plus (12'10" x 9'8" plus)



Measurements are 'plus wardrobe recess'. Having fittings comprising; three double wardrobes with top cupboards, and incorporating boiler/airing cupboard housing a wall-mounted Worcester, gas-fired combination boiler providing domestic hot water and central heating, together with UPVC double glazed window, and central heating radiator.

REAR BEDROOM THREE

2.74m x 2.44m (9'0" x 8'0")



Of a generous size for a third bedroom, for this age of property, having UPVC double glazed window, central heating radiator, and access to the loft space by way of an aluminium ladder.

BATHROOM

2.21m x 1.96m (7'3" x 6'5")



Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with Mira electric shower unit over, together with part-tiled walls, heated chrome towel rail, and UPVC double glazed window.

OUTSIDE

FOREGRDEN

The property is set back behind brick walling, having driveway affording car standing, and leading to the rear to the: -

DETACHED SINGLE GARAGE

5.82m x 2.57m (19'1" x 8'5")

Of brick construction, having up-and-over door, electric power and light, and access door to the rear.

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REAR GARDEN



A particular feature to note is the pleasant, mature rear garden being approximately 80-feet in depth, having lawn, and flower and shrub borders.



ADDITIONAL INFORMATION

TENURE

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

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.

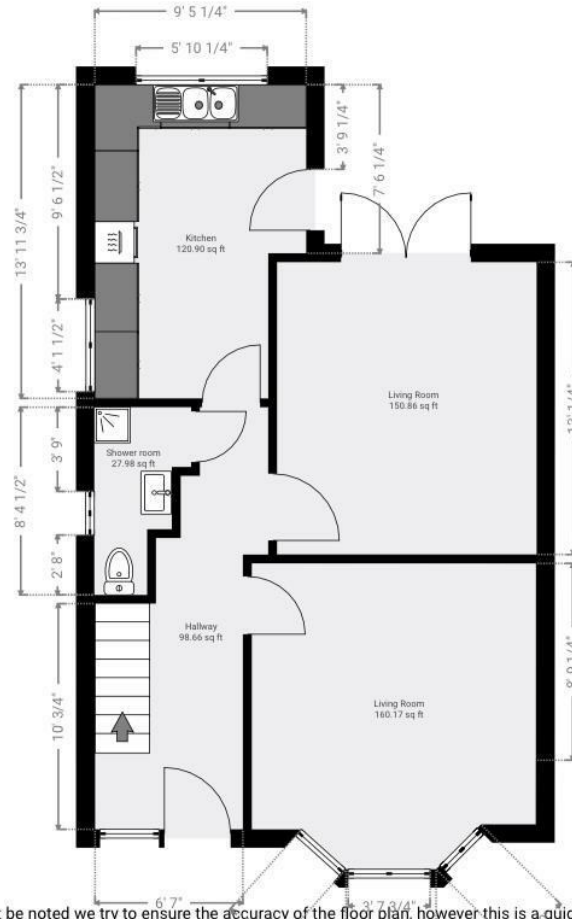
In order to carry out the identity checks, we will need to request the following: -

- 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.

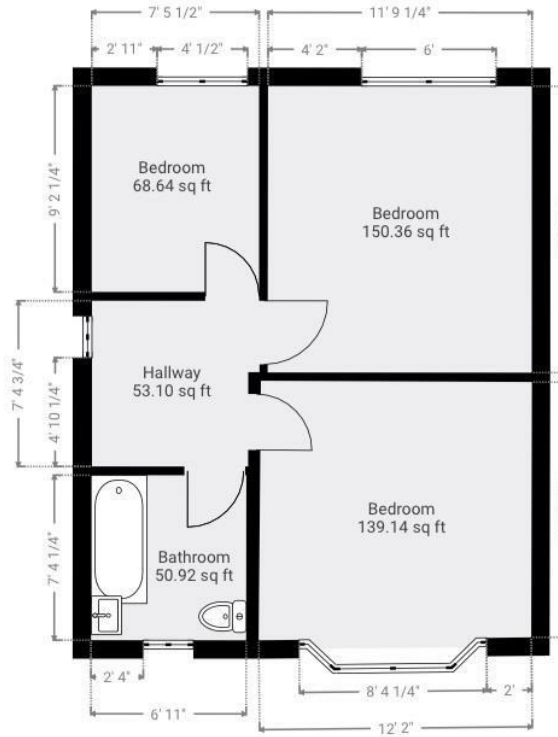
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13463

▼ Ground Floor

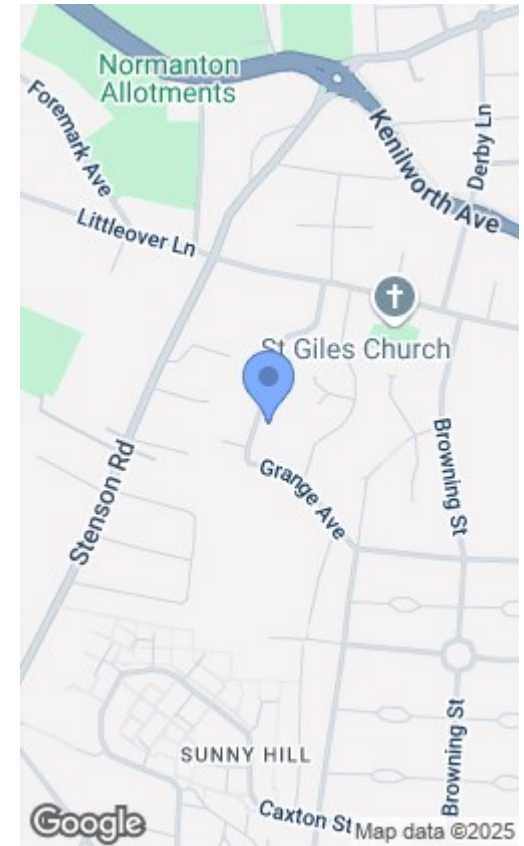


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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