



North Street
Melbourne Derby



Property Description

A well-presented, three storey, three bedroom semi-detached home with off road parking to the rear & low maintenance enclosed garden. The property has gas fired central heating system and UPVC double glazing and briefly comprises:- Lounge, dining kitchen with useful downstairs store. To the first floor are two well-proportioned bedrooms and bathroom with a modern four piece white suite. To the second floor is the master bedroom with eaves storage & storage recess. Outside :-To the front of the property is a feature brick retaining wall which provides a raised border, inset with a variety of flowering shrubs. There is a front covered storm porch and a tarmac driveway to the side leading to off road parking to the rear. The neighbouring property No 20a has got right of way over the driveway to its parking space. To the rear of the property is a low maintenance garden with two large, decked patio areas, Astro turf lawn and a covered storm porch. The garden has electric power points and an outside tap. Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.

Entrance

Front composite entrance door leading to:-

Lounge

14' 7" x 13' 10" (4.45m x 4.22m)

Having UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, pebble effect flush fitted electric fire fitted to the chimney breast, blinds to windows included in sale. Coving to the ceiling, half glazed door giving access to:-

Kitchen/Diner

14' 6" x 14' 2" max inc downstairs store (4.42m x 4.32m max inc downstairs store)

Having a range of matching base and wall units with laminated work surfaces over, stainless steel sink unit with chrome mixer tap over, space for dishwasher, space and plumbing for automatic washing machine, electric fan assisted oven, four burner gas hob, extractor fan, ceramic tiled splashbacks, painted beamed ceiling with inset spotlights, UPVC double glazed window to the rear, central heating radiator, vinyl floor covering, half glazed door giving access to the stairs to the first floor. Panelled door to downstairs store, shelved out cupboard useful pantry or storage space with light.

First Floor Landing

Having loft access and panelled door off to:-

Bedroom One

14' 5" x 13' 10" max overall (4.39m x 4.22m max overall)

Having UPVC double glazed window to the front elevation, central heating radiator, three double door fronted wardrobes with mixed hanging rails and shelving, central heating radiator, walls finished with picture rails and decorative coving to the ceiling.

Bedroom Two

10' 5" x 7' 5" (3.17m x 2.26m)

Having UPVC double glazed window to the rear, central heating radiator and vinyl floor covering.

Bathroom

Having a four piece white suite comprising panelled bath with chrome bath/shower mixer attachment, pedestal wash hand basin, low level WC, glazed shower cubicle with a mains shower over fully tiled to the cubicle, ceramic

tiled walls, vinyl flooring, UPVC double glazed opaque window to the rear elevation, wall mounted chrome heated towel rail, inset spotlights to the ceiling, louvred door fronted built in cupboard for linen storage.

Second Floor Landing

Open spindle balustrade UPVC double glazed window to the side elevation.

Bedroom Three

14' 4" x 13' max inc stairs and landing (4.37m x 3.96m max inc stairs and landing)

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14' 4" x 13' max inc stairs and landing (4.37m x 3.96m max inc stairs and landing)

Two double glazed Velux roof light windows to the rear elevation, UPVC double glazed window to the side, central heating radiator and door giving access to eaves storage, opening that also leads to eaves storage on the opposite side.

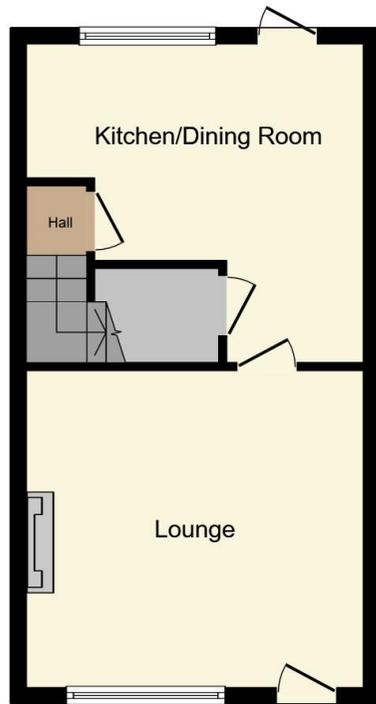
Outside

To the rear of the property is an enclosed garden with a decked terrace and a paved garden for ease of maintenance fully enclosed for ease of maintenance, outside power sockets and tap, covered storm porch to rear door and lantern light, beyond this is a tarmacked private driveway giving access to a car park to the rear for tandem parking for two vehicles. The neighbour has right of way over the drive to their parking space. The car park is enclosed with walling.

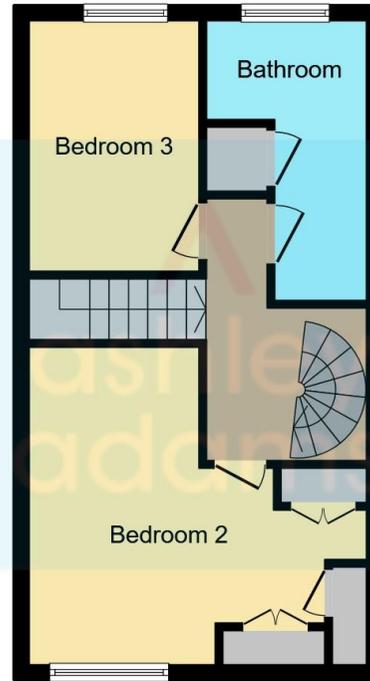




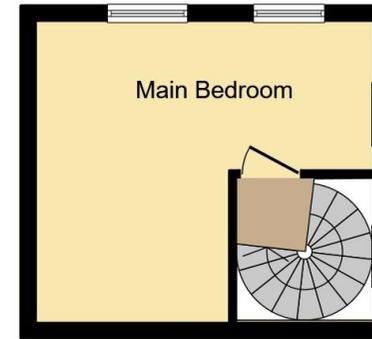




Ground Floor



First Floor



Second Floor

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

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Property Ref: MEL204871 - 0009

Tenure:Freehold EPC Rating: C Council Tax Band: C

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