



**GADSBY**  
**NICHOLS**

148 Birchover Way, Allestree, Derby, DE22 2RW  
Offers Around £249,950

148 Birchover Way, Allestree, Derby, DE22 2RW



Located in an elevated position and offered for sale WITH NO UPWARD CHAIN, this THREE-BEDROOMED SEMI-DETACHED HOME features well-presented accommodation, with the benefit of majority uPVC double glazing, and gas central heating, with recently fitted combination boiler. BIRCHOVER WAY is extremely convenient for local amenities including well-regarded schools, shops particularly the Park Farm shopping centre, with many revered local businesses, as well as having transport access to Derby city centre, the Royal Derby Hospital, Derby University, Darley Park and Allestree Park, and major routes including A38, A50 and M1. The accommodation briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, lounge, dining room, and kitchen. FIRST FLOOR, three bedrooms, and family bathroom. OUTSIDE, driveway affording ample parking, detached single garage, and terraced rear garden with patio. EPC C, Council Tax Band C.

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## THE PROPERTY

Set in an elevated position and offered for sale WITH NO UPWARD CHAIN, this semi-detached home must be viewed to be appreciated. Comprising: enclosed entrance porch, entrance hall, well-presented lounge, dining room, kitchen three bedrooms, family bathroom, driveway affording ample parking, detached single garage, and gardens.

## LOCATION

Birchover Way is extremely convenient for local amenities, including well-regarded schools, shops, particularly the Park Farm shopping centre boasting many revered local businesses, as well as having transport access to Derby city centre, the Royal Derby Hospital, Derby University, Darley Park, and Allestree Park. Ease of access is afforded to the A38 and A52 for commuting further afield.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Kedleston Road towards Allestree, and after passing Markeaton Park on the left-hand side, turn right into Birchover Way, proceeding past Park Farm shopping centre on the right, to find the house on the left-hand side.

What 3 Words /// [butter.flips.regime](http://butter.flips.regime)

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13526.

## ACCOMMODATION

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

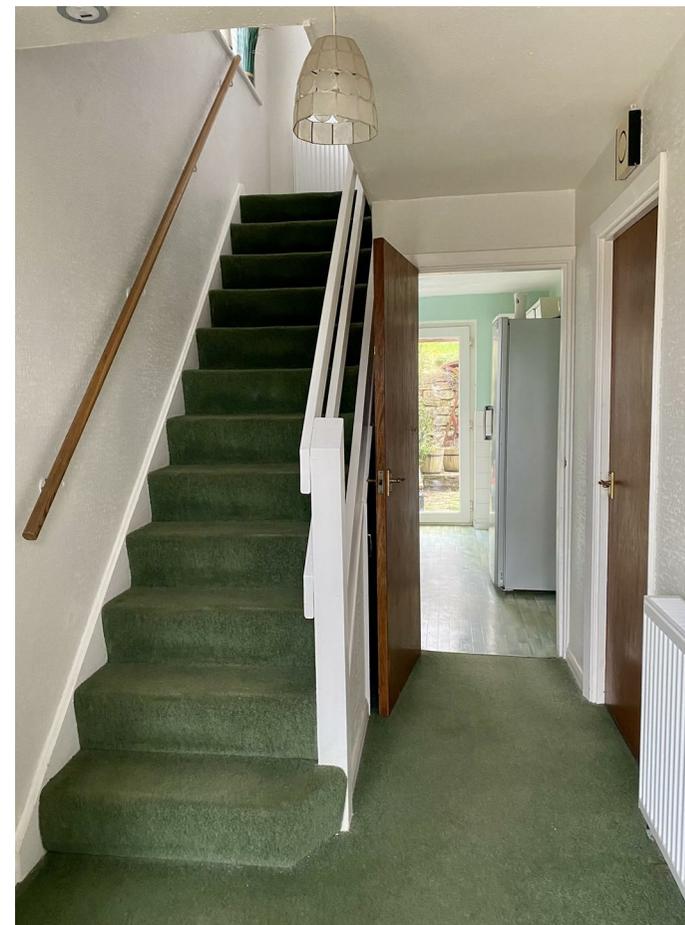
## GROUND FOOR

## ENCLOSED ENTRANCE PORCH



Accessed via uPVC double doors, with double glazed inner door opening to the: -

## ENTRANCE HALL



Having stairs off to the first floor with useful understairs storage cupboard.

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### LOUNGE

3.89m x 3.12m (12'9" x 10'3")



Having fireplace with light wood surround, marble hearth and inset coal-effect gas fire, uPVC window to front, and central heating radiator.

### DINING ROOM

3.28m x 2.72m (10'9" x 8'11")



Having central heating radiator, uPVC window and door opening to rear garden, and double doors opening to the:-

### KITCHEN

3.05m x 2.26m (10' x 7'05")



Having fittings comprising wall and base units, recently installed combination gas-fired central heating boiler providing domestic hot water and central heating, uPVC double glazed door to rear garden, and uPVC double glazed window to side.



### FIRST FLOOR

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**LANDING**



Having doors off to all rooms.

**BEDROOM ONE**

4.06m x 3.02m (13'4" x 9'11")



Having uPVC double glazed window to front, and central heating radiator.

**BEDROOM TWO**

3.20m x 3.02m (10'6" x 9'11")



Having built-in cupboard, uPVC double glazed window to rear, and central heating radiator.

**BEDROOM THREE**

3.15m x 1.98m (10'4" x 6'6")



Having central heating radiator, and uPVC double glazed window overlooking the front garden.

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## FAMILY BATHROOM

1.96m x 1.65m (6'5" x 5'5")



Having suite comprising: panelled bath, pedestal wash basin, and low-level WC, together with heated towel rail, and uPVC double glazed window.

## OUTSIDE

### FRONT GARDEN

Good-sized front garden with parking for several cars.

### DETACHED SINGLE GARAGE

Having wooden doors to the front,

## REAR GARDEN



Tiered rear garden, having patio area, variety of shrubs and trees, and incorporating a garden shed.



## ADDITIONAL INFORMATION

## TENURE

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

## SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

## 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.

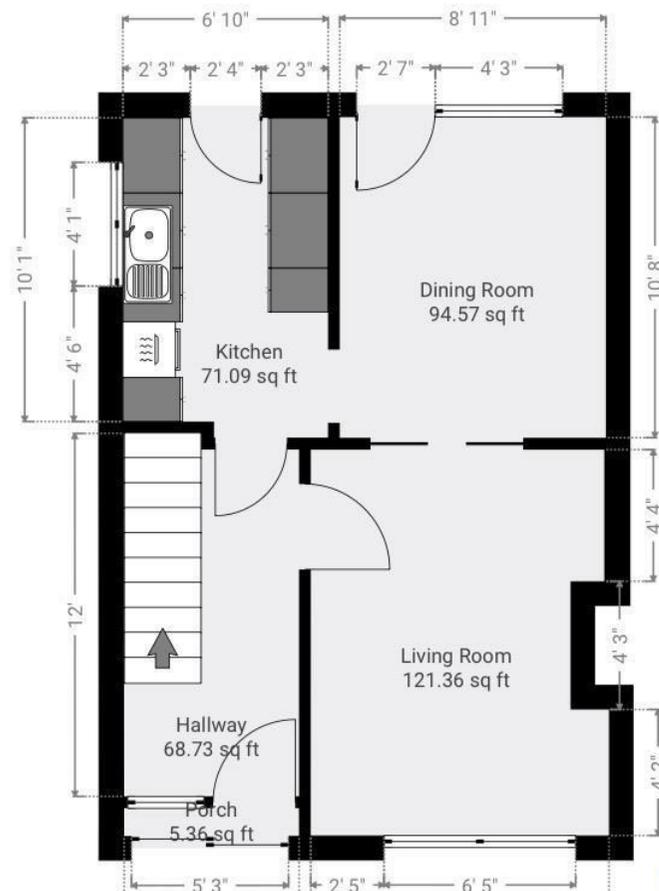
In order to carry out the identity checks, we will need to request the following: -

- 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;
- 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.

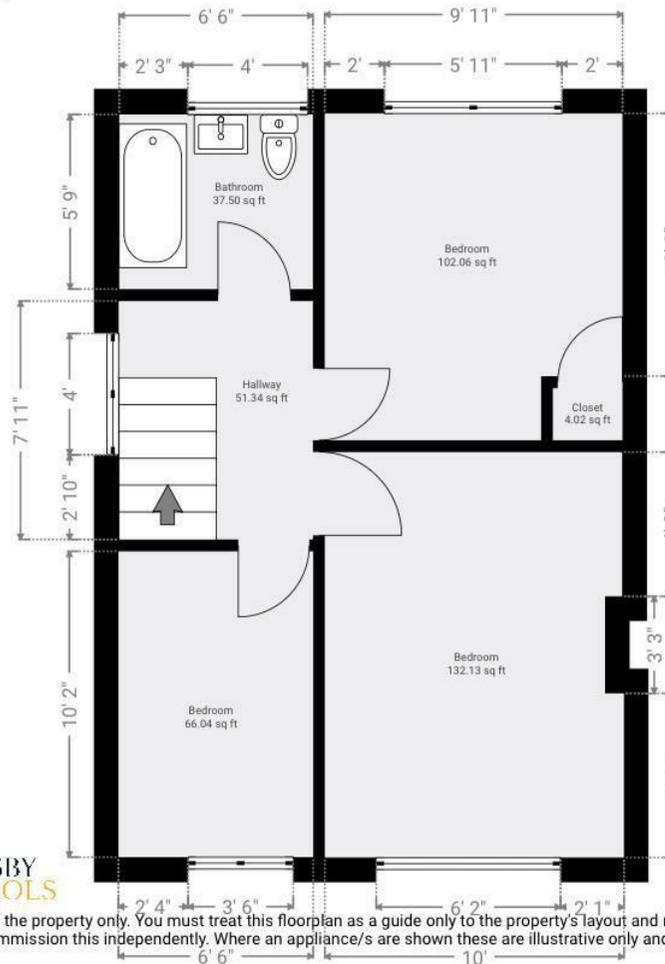
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13526**

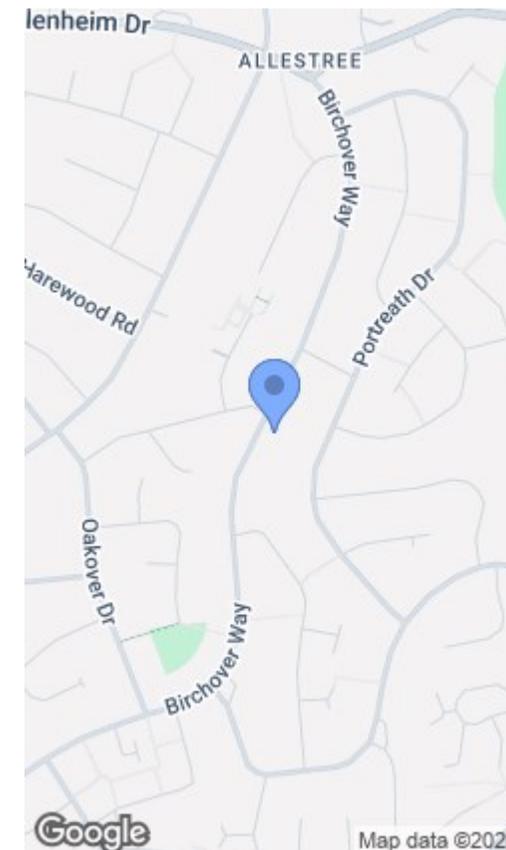
▼ Ground Floor



▼ 1st Floor



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	80		

Energy Efficiency Rating: 74 (Current), 80 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the image)

**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 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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