

Sinfin Fields Crescent

Derby, DE24 9AL



Situated on Sinfin Fields Crescent in Allenton, Derby, this well-proportioned three-bedroom semi-detached home offers versatile accommodation arranged over two floors, together with a driveway to the front, generous rear garden and detached workshop.

Fixed Price £210,000



John German

Located within a quiet cul-de-sac setting, the property is conveniently positioned for the amenities of Allenton, with local shops, everyday facilities, recreational areas and services all within easy reach. Allenton Primary Academy is nearby, while a choice of further schooling is available throughout the surrounding Derby area. The area also provides good access towards Derby city centre, while the surrounding road network gives convenient connections for commuting throughout Derby and beyond. Allenton benefits from a range of local amenities, including shopping facilities, library, recreational space and access towards the former Derby Canal cycle route.

Our Ref: JGA/06102026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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