



Finsbury Avenue, Mackworth Derby DE22 4BT

welcome to

Finsbury Avenue, Mackworth Derby

An established three-bedroom semi-detached family home situated on a quiet residential street in the popular Mackworth area of Derby, offering well-proportioned accommodation, a generous rear garden and excellent potential for modernisation.



Entrance Hall

Providing access to the ground floor accommodation and staircase leading to the first floor. Useful under-stairs storage area.

Living/Dining Room

20' 11" x 10' 6" (6.38m x 3.20m)

A well-proportioned and bright main reception room with ample space for both seating and dining furniture. Dual aspect with natural light flowing through, making it ideal for family living and entertaining.

Kitchen

13' 1" x 8' 6" (3.99m x 2.59m)

Fitted with a range of wall and base units comprising work surfaces, sink unit, integrated oven and hob. Space for appliances and breakfast table if desired. Side window and rear door providing direct access to the garden. Useful pantry cupboard for additional storage.

First Floor Landing

With doors leading to all bedrooms and the bathroom.

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

A spacious double bedroom positioned to the front of the property with ample space for wardrobes and bedroom furniture.

Bedroom Two

15' 1" x 8' 6" (4.60m x 2.59m)

A generous second double bedroom overlooking the rear garden, providing excellent versatility as a guest room or principal bedroom alternative.

Bedroom Three

9' 7" x 7' 8" (2.92m x 2.34m)

A good-sized third bedroom, ideal as a child's room, study or home office.

Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

Fitted with a three-piece suite comprising panelled bath, wash basin and WC. Obscure glazed window providing natural light and ventilation.

Outside

To the rear, the property boasts a good-sized, enclosed garden featuring paved seating areas, shaped lawn and a variety of established shrubs and plants, creating an attractive and private outdoor space. The garden offers excellent potential for outdoor entertaining or further landscaping. The driveway to the front conveniently allows off-road parking for multiple vehicles.

Local Area

Finsbury Avenue is situated within the popular suburb of Mackworth in Derby, known for its community feel and convenient location. The area benefits from nearby local shops, schools, parks and recreational facilities, whilst Derby city centre and the Royal Derby Hospital is easily accessible. Excellent transport links are available via major road networks and local bus routes, making this an ideal location for commuters and families alike.

Agent's Note

Please note we have been made aware that this property is of non-standard construction. This could affect the lender you choose and the amount of deposit required. Please seek mortgage advice if you are interested in this property.



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welcome to

Finsbury Avenue, Mackworth Derby

- THREE BEDROOM SEMI-DETACHED HOUSE IN DERBY
- SPACIOUS LIVING/DINING ROOM
- FITTED KITCHEN WITH PANTRY AND REAR ACCESS TO THE GARDEN
- FIRST FLOOR FAMILY BATHROOM
- GENEROUS REAR GARDEN WITH PATIO AND LAWN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109453 - 0002

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