



146 Manor Road, Littleover Derby, DE23 6BT By Auction £275,000

FOR SALE BY AUCTION ON 30TH JULY 2026.

A SPACIOUS, FOUR-BEDROOMED DETACHED residence, enjoying a well-established and popular residential location within walking distance of Littleover centre and amenities. The property is also highly convenient for the Royal Derby Hospital, and city centre, together with the A38, A50, and A52 for commuting further afield. Available with IMMEDIATE VACANT POSSESSION, and affording scope for refurbishment to individual taste, the accommodation benefits from gas central heating and extensive double glazing, and briefly comprises: -

GROUND FLOOR, entrance porch, entrance hall, lounge, sitting room, dining room, breakfast kitchen, and bedroom. FIRST FLOOR, landing, three bedrooms, and bathroom. OUTSIDE, foregarden with driveway affording car standing spaces, double garage, and gardens to both sides. EPC E, Council Tax Band D.

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The Property

An extended detached residence, which offers a spacious family interior with scope for refurbishment to individual taste. The property is available with immediate vacant possession, and the highly adaptable interior comprises; entrance porch, entrance hall, three reception rooms, breakfast kitchen, four bedrooms, bathroom, foregarden, car standing, double garage, and gardens.



Location

The property is situated on Manor Road, the A5111 ring road, within walking distance of Littleover village centre and range of amenities. The property is also within easy access of the Royal Derby Hospital, Derby city centre, and via the ring road to the A38, A50 and A52 for commuting throughout the region.

Directions

When leaving Derby city centre proceed along Abbey Street, and on reaching the traffic lights at the top turn right onto Burton Road, proceeding to the ring road traffic lights to turn right onto Manor Road, before finding the property approximately 400-yards on the left-hand side.

What 3 Words /// lovely.habit.smile

Viewings

Strictly by prior appointment with BTG Eddisons Auctions.

Accommodation

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

GROUND FLOOR

Wide, Enclosed Entrance Porch

Having double glazed double entrance door with side windows, tiled floor, and stripped pine door with leaded-light and stained glazed inset opening to the: -

Entrance Hall

Having multi-pane glazed door to the side, central heating radiator, and stairs to the first floor.

Sitting Room

4.85m x 3.78m (15'11" x 12'5")

Having period slate-and-marble fire surround, uPVC leaded light double glazed window, central heating radiator, and multi-pane double doors opening to the garden.



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Bedroom Four

3.78m x 3.05m max (12'5" x 10'0" max)

Having uPVC leaded-light double glazed windows to the rear, central heating radiator, recessed book shelving, and exposed brick fireplace and chimney breast.



Lounge

4.17m x 4.09m max (13'8" x 13'5" max)

Having feature period slate-and-marble and cast-iron fire surround with grate, and uPVC leaded-light double glazed window.



Breakfast Kitchen

4.42m x 4.04m plus 1.98m x 1.68m (14'6" x 13'3" plus 6'5" x 5'6")

Measurements are '14'6" x 13'3" plus 6'6" x 5'6"/4.42m x 4.04m plus 1.98m x 1.68m'. Having fitments comprising; two double base units, three single base units, two double wall units, two single wall units, and a further two single wall units with glazed doors, together with round-bowl stainless steel sink unit, integrated stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, integrated oven, integrated dishwasher, ample work surface areas, breakfast bar with single base units, drawers, and wine rack, uPVC leaded light double glazed windows to the side and rear, fridge freezer recess, and walk-in pantry.



Dining Room

4.04m x 3.38m (13'3" x 11'1")

Having feature pitched ceiling incorporating uPVC double glazed rooflights, laminate flooring, uPVC double glazed double French doors and side windows to the garden, and stairs to understairs store housing an Alpha gas central heating boiler providing domestic hot water and central heating.



FIRST FLOOR

Landing

Having uPVC leaded-light double glazed dormer window, Velux double glazed rooflight, and central heating radiator.

Bedroom One

4.37m x 3.78m max (14'4" x 12'5" max)

Measurements are 'maximum into eaves'.

Having uPVC leaded-light double glazed window, Velux double glazed rooflight, central heating radiator, and built-in shelved cupboards.



Bedroom Two

3.96m x 3.05m (13'0" x 10'0")

Having uPVC leaded-light double glazed window, Velux double glazed rooflight, central heating radiator, and built-in cupboards.

Bedroom Three

3.12m x 3.02m max (10'3" x 9'11" max)

Measurements are 'maximum to purlins'.

Having exposed timber purlins, uPVC leaded-light double glazed window, and built-in cupboard.



Bathroom

2.74m x 2.62m max (9'0" x 8'7" max)

Having suite comprising; white claw-foot bath, separate shower cubicle with electric shower unit, low-level WC, and pedestal wash hand basin, together with heated chrome towel rail, Velux double glazed rooflight, and part-tiled walls.

OUTSIDE

Foregarden

Having shrubberies.

Double Garage

5.41m x 4.88m (17'9" x 16'0")

Having electric roller door to the front, electric power and light, and stairs to a landing providing access to the: -

First Floor Garage Room

4.42m x 2.46m max (14'6" x 8'1" max)

Measurements are 'maximum into eaves'. This room could easily be incorporated as an additional bedroom to the main residence, or used as an office, workshop, or similar, subject to requirements, and obtaining the usual planning and building regulation approvals.

Having Velux double glazed rooflights to either side, and central heating radiator.



Side Garden One

Secluded garden area, having large patio area, and ample room to extend the property, again, subject to requirements and planning approvals. There is a wide concrete-imprint pathway providing access to the rear.



Side Garden Two

Having lawn, patio areas, and shrub borders.

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.

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.

01 Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

02 Auction Deposit & Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

03 Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

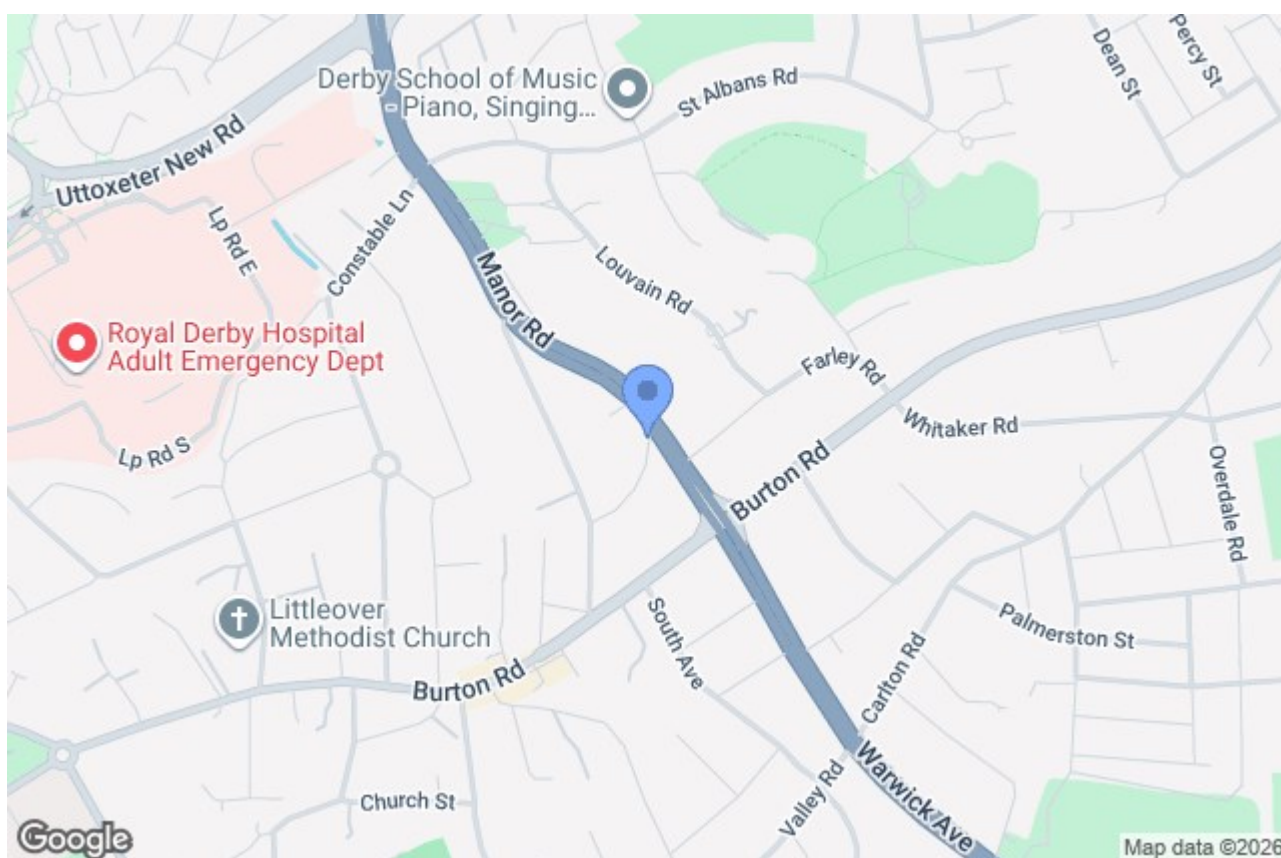
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

04 Auction Guide Price & Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	65
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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

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