Fletcher & Company

56 Kingsbury Road, Mackworth, Derby, DE22 4JQ

Offers Around £195,500

Freehold



- Double Glazed & Gas Central Heated
- Entrance Hall with Lounge off
- Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Good Sized Lawned Rear Garden with Upper Level Patio
- Driveway
- Close to an Excellent Range of Amenities
- Close to Markeaton Park
- Convenient Location for Countryside Walks
- Viewing Recommended





Summary

A well-presented, three bedroom, mid terrace property occupying a popular and convenient location in Mackworth.

The property is double glazed and gas central heated with entrance hall, lounge, open plan dining kitchen, three first four bedrooms and a bathroom.

The property benefits from a driveway with fore-garden and a good size, mainly lawn, rear garden with raised patio and storage building.

The Location

Mackworth is a popular suburb of Derby with a good range of amenities including a primary school, a parade of shops, recreational ground, pleasant walks and easy access to open countryside. There is a regular bus service into Derby City centre and the property is conveniently located for Markeaton Park.

Accommodation

Ground Floor

Entrance Hall

12'4" x 5'9" (3.78 x 1.76)

A panelled and glazed entrance to provides access to hallway with central heating radiator and staircase to first floor with understairs storage cupboard.

Lounge

14'10" x 12'4" (4.54 x 3.78)

Featuring a chimney breast with tiled hearth and timber display mantel, central heating radiator and double glazed window to front.







Dining Kitchen

21'1" x 8'6" (6.45 x 2.60)





Dining Area

A spacious dining area with central heating radiator, door to hallway and double glazed window to rear.



Kitchen Area
Comprising wood block effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboards, gas hob and built-in oven beneath, appliance space suitable for washing machine and fridge freezer, door and double glazed windows to rear.



First Floor Landing
7'7" x 6'4" (2.32 x 1.94)
With feature balustrade.

Bedroom One
13'6" x 11'10" (4.13 x 3.61)
Having a central heating radiator and two double glazed windows to front.



Bedroom Two
15'4" x 8'7" (4.69 x 2.62)
With central heating radiator and two double glazed windows to rear.



Bedroom Three
9'4" x 8'11" (2.86 x 2.73)
Having a central heating radiator, storage cupboard and double glazed window to front.



Bathroom
7'7" x 5'8" (2.32 x 1.74)
Appointed with a suite comprising low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and double glazed window to rear.



Outside

To the front of the property is a fore-garden with gravel driveway.

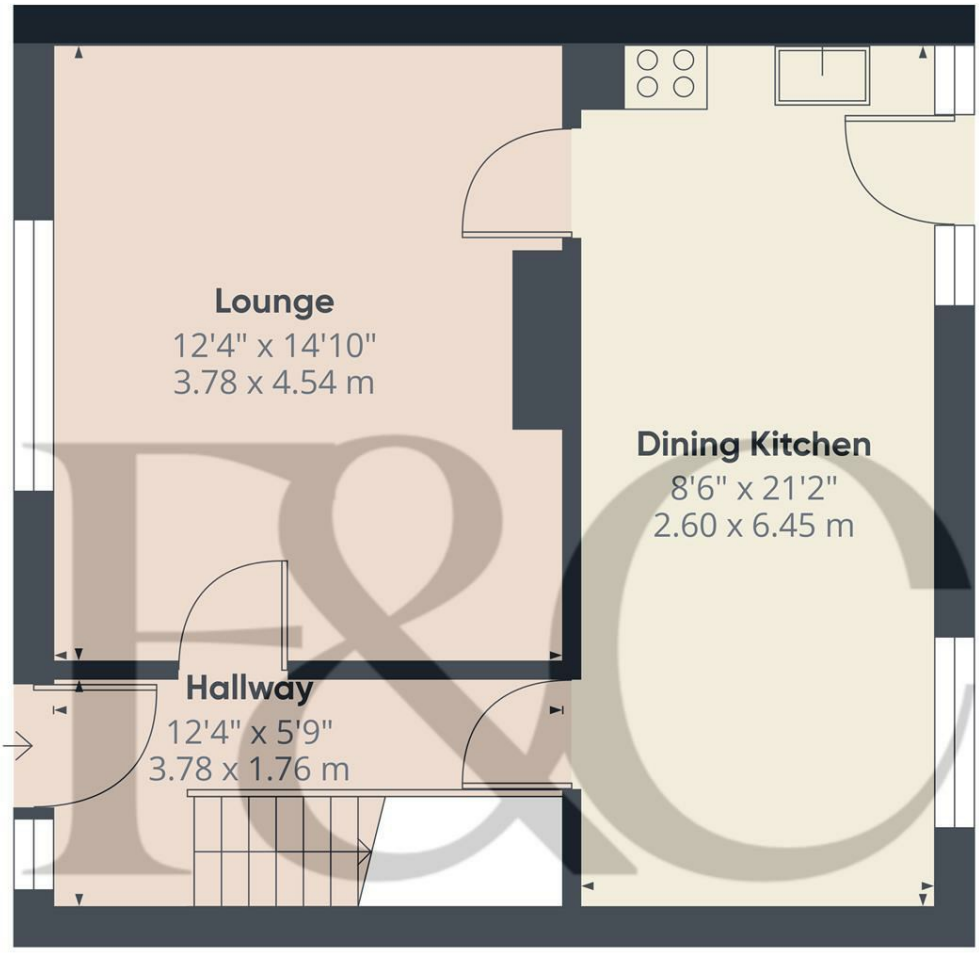
To the rear of the property is an upper level patio area with feature balustrade, steps lead down to a good size lawn and there is also a useful outbuilding.







Council Tax Band A



Floor 0

Approximate total area(1)

441 ft²

41 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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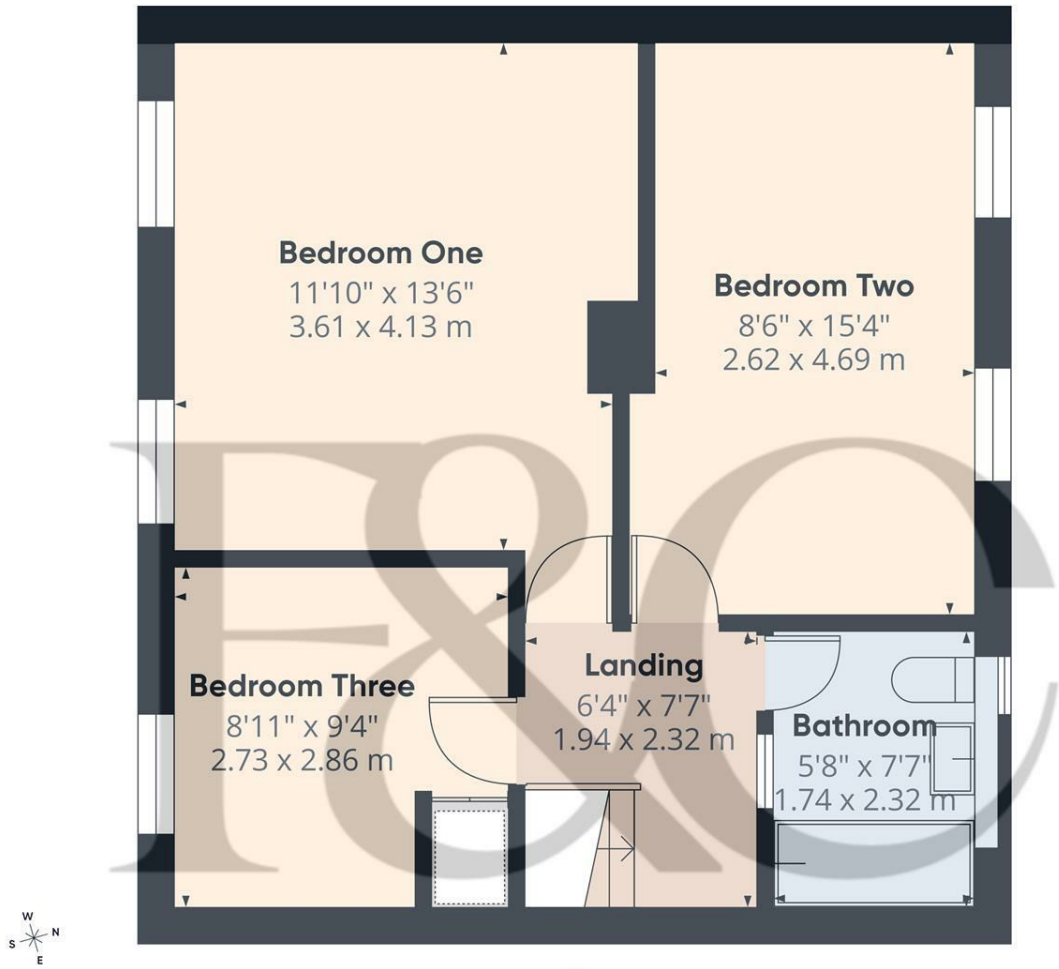

Floor 1

Approximate total area(1)

472 ft²

43.9 m²

(1) Excluding balconies and terraces

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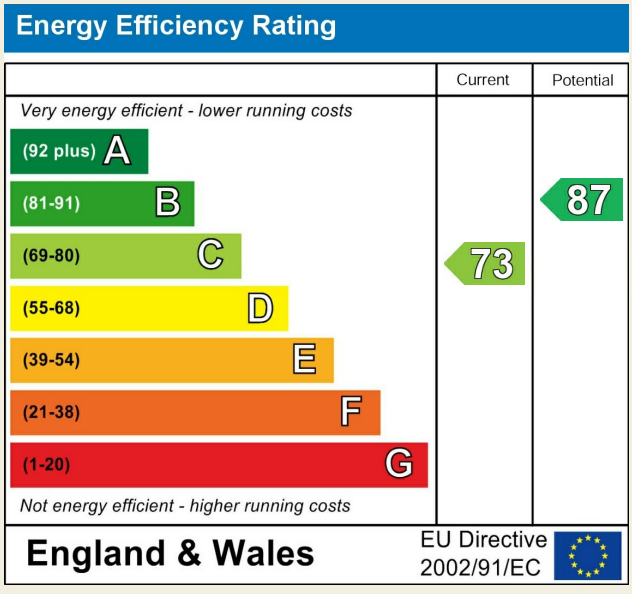

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Council Tax Band: A
Tenure: Freehold