

SCARGILL
MANN & CO

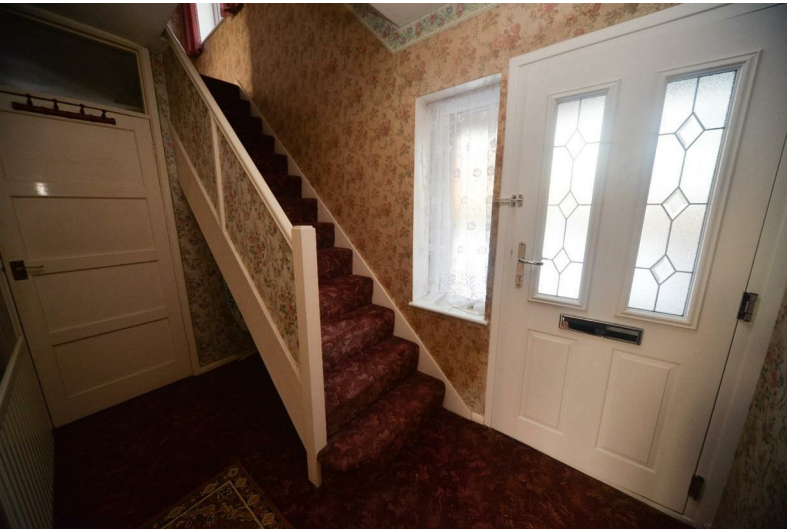
EST. 1995



19 Kensal Rise

, Derby, DE22 4DA

Offers Over £205,000



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann & co brings to the market this three-bedroom semi-detached residence requiring cosmetic upgrading. Attractively positioned on a superb corner plot, the property offers gas centrally heated accommodation with an entrance hallway, lounge/diner, kitchen giving access to the garage where a separate w.c. is located and on the first floor are three bedrooms, a bathroom and a separate w.c.

Outside to the front is a generous garden that extends to the side with a drive giving access to the garage and a rear garden that is laid to lawn.

LOCATION

Mackworth offers a wealth of amenities with shops, schooling, and great access to Derby City Centre and the A38

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

5'10" x 10'0" (1.80m x 3.07m)

Has stairs off to first floor, wall light point, radiator, door to kitchen and door to lounge diner.

LOUNGE DINER

22'8" x 13'6" max 9'6" min (6.93m x 4.13m max 2.91m min)

Has a feature fire surround, two windows looking out over the rear garden, ceiling light points and radiator, a door leads through to the kitchen.

KITCHEN

12'7" wide x 9'10" max to window wall (3.86m wide x 3.02m max to window wall)

Has a window to the front aspect, base cupboards and drawers, worktops incorporate a stainless steel sink, there is space for fridge freezer, washing machine and electric cooker point, the domestic hot water and central heating boiler is housed here and a door leads off to the garage.

GARAGE

12'10" wide max 9'9" min x 20'4" (3.92m wide max 2.98m min x 6.21m)

Has an up and over door to the front, a pedestrian door to the front aspect, window to the rear aspect and further door leading out onto the rear garden. A further door leads off to a separate W.C.

W.C.

2'9" x 5'7" (0.86m x 1.71m)

Has a window to the rear aspect and W.C.

FIRST FLOOR

LANDING

7'6" to window x 4'5" wide (2.31m to window x 1.36m wide)

Has a window to the front aspect, loft access point, built in airing cupboard which houses the header tank and hot water tank, doors lead off to all bedrooms.

BEDROOM ONE

11'5" to window x 12'6" (3.48m to window x 3.83m)

Has a window to the rear aspect, radiator and ceiling light point.

BEDROOM TWO

9'11" x 11'10" to window (3.03m x 3.63m to window)

Has a window to the rear aspect, radiator, ceiling light point and built in wardrobe.

BEDROOM THREE

9'8" max 7'2" min x 8'2" to window (2.96m max 2.20m min x 2.51m to window)

Has a window to the front aspect, radiator, ceiling light point and over stairs storage cupboard.

BATHROOM

4'11" x 5'5" to window (1.51m x 1.67m to window)

Has a panelled bath, hand wash basin, obscure window to the side aspect, tiled splashbacks and ceiling light point.

SEPARATE W.C.

2'6" wide x 5'6" length (0.77m wide x 1.69m length)

Has an obscure window to the rear aspect and W.C.

OUTSIDE

The property sits a generously sized corner plot with an excellent sized frontage with lawn, paved path, driveway leading to the garage, further side lawn then a gate gives access to the enclosed rear garden which is predominantly laid to lawn with herbaceous borders.

CONSTRUCTION

Standard Brick Construction

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - Band A

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

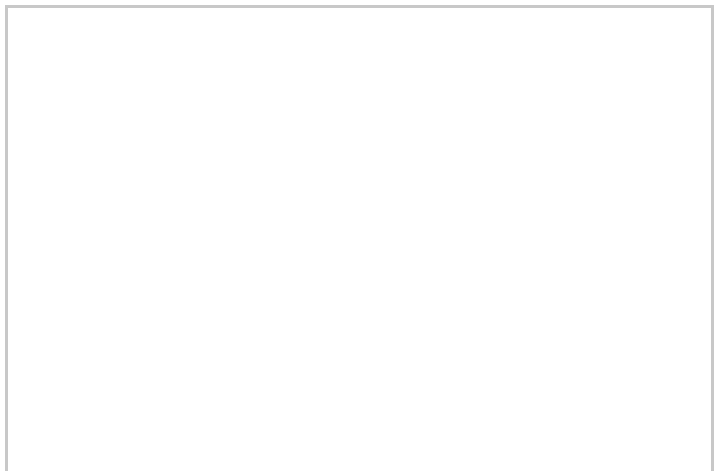
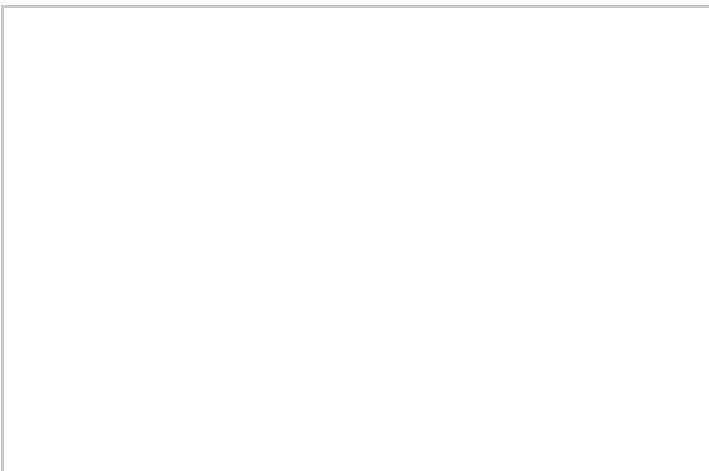
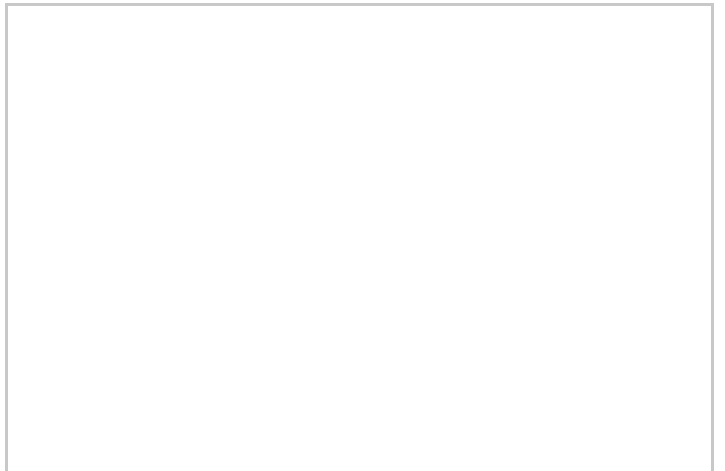
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2024) A



Road Map



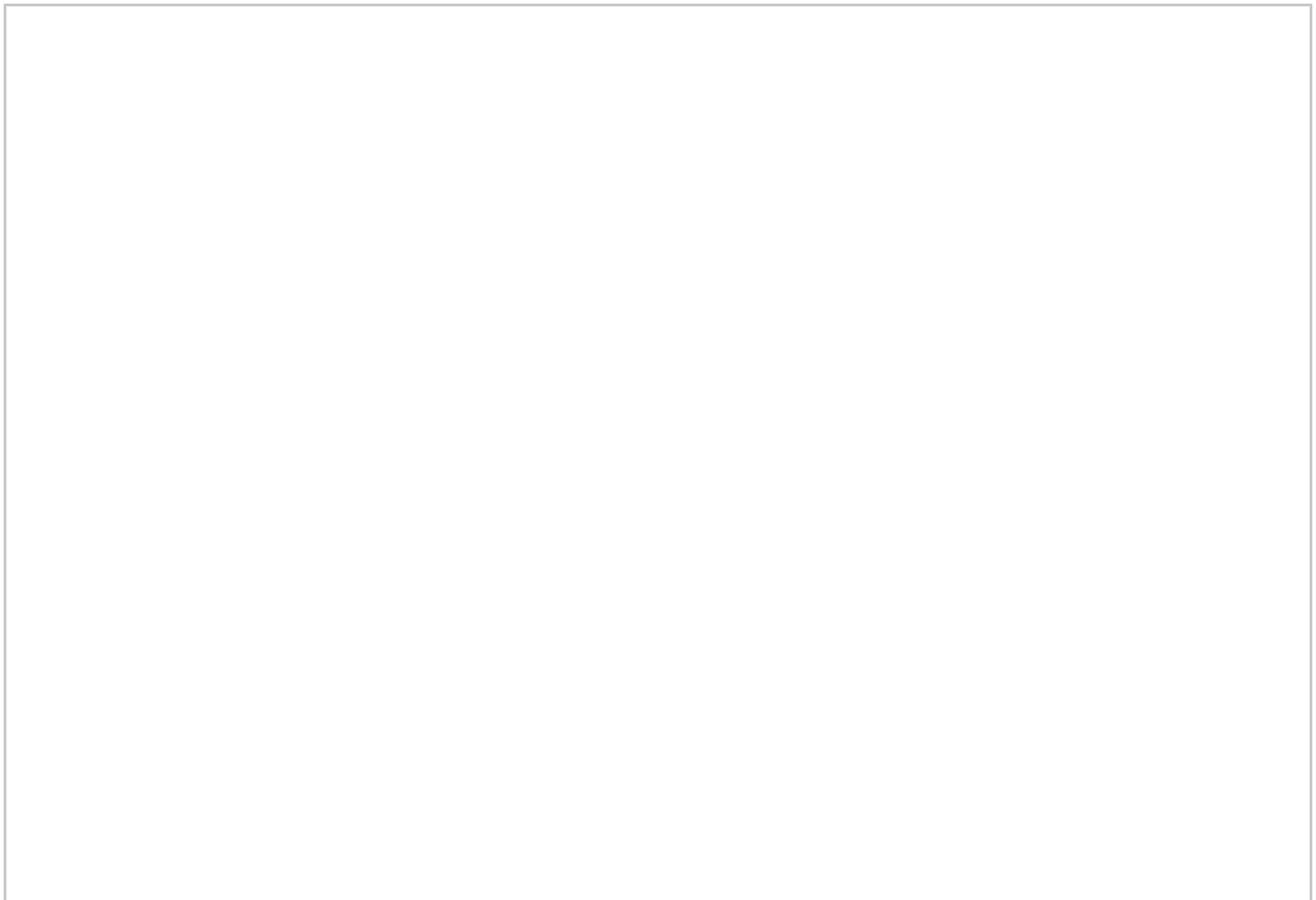
Hybrid Map



Terrain Map



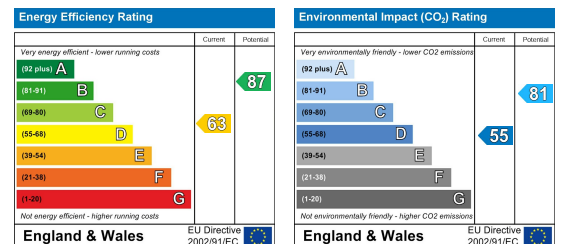
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.