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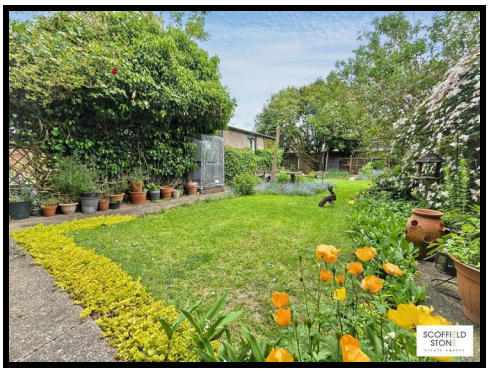

16 Hanover Square, Derby, DE22 4GJ

£220,000

A three bedroom semi detached home for sale in Mackworth, Derby, offering driveway parking, detached garage, front and rear gardens and scope for modernisation. Set on a peaceful tree lined street near Prince Charles Avenue, this freehold property is ideal for first time buyers, downsizers or investors.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

16 Hanover Square, Derby, DE22 4GJ

Summary Description

16 Hanover Square is a three bedroom semi detached home for sale in Mackworth, Derby, positioned on a peaceful and attractive tree lined street not far from Prince Charles Avenue. Offered freehold and requiring a degree of modernisation, the property presents a practical opportunity for first time buyers, downsizers, or buy to let investors looking for a well located home with scope to improve and personalise.

The accommodation extends to approximately 78 square metres, 837 square feet, and includes an entrance hall, spacious lounge diner, kitchen, ground floor cloakroom, three first floor bedrooms and bathroom. The lounge diner provides a comfortable living and dining space, with patio doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units, with access to the driveway. Upstairs, there are two rear facing bedrooms, a front facing third bedroom, roof space access and useful fitted storage in bedrooms one and two. Externally, the property benefits from a block paved driveway, detached single garage with light and power, front garden and an enclosed rear garden with patio, lawn, planting, vegetable patch and outside storage.

Mackworth is a popular residential area to the west of Derby, offering access to local shops, green spaces, community facilities and nearby amenities around Prince Charles Avenue. Families are served by local schooling options, including primary and independent provision, with wider education choices available across Derby. The area also offers convenient bus links towards Derby, Royal Derby Hospital, Ashbourne and surrounding districts, while nearby road connections provide access towards Derby city centre, Mickleover, the A38 and A52.

Entrance Hall

11'0 x 6'1 (3.35m x 1.85m)

A welcoming entrance hall with fitted carpet, front facing part obscure glazed hardwood entrance door, and radiator.

Lounge/Diner

13'5 x 17'1 (4.09m x 5.21m)

A spacious lounge diner with fitted carpet, front facing UPVC double glazed window, and rear facing UPVC double glazed sliding patio doors opening directly onto the garden. The room features a brick fireplace with living flame gas fire, TV and telephone points, and radiator, creating a comfortable and sociable living space.

Kitchen

10'3 x 10'6 (3.12m x 3.20m)

A practical kitchen fitted with a range of wall and base units, roll edge worktops, tiled splashbacks, and inset stainless steel sink with drainer and chrome mixer tap. Additional features include ceramic tile effect cushion flooring, rear facing UPVC double glazed window, side facing obscure glazed hardwood door to the driveway, under counter space and plumbing for appliances, and radiator.

Guest Cloakroom/WC

A useful ground floor cloakroom with wood effect flooring, front facing obscure UPVC double glazed window, and low flush WC.

Stairs and Landing

A carpeted staircase leads to the first floor landing, where there is a front facing UPVC double glazed window and access to the roof space. The attic also benefits from some boarding, providing useful storage potential.

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Bedroom One
13'7 x 9'10 (4.14m x 3.00m)

A rear facing bedroom with fitted carpet, UPVC double glazed window, and radiator.

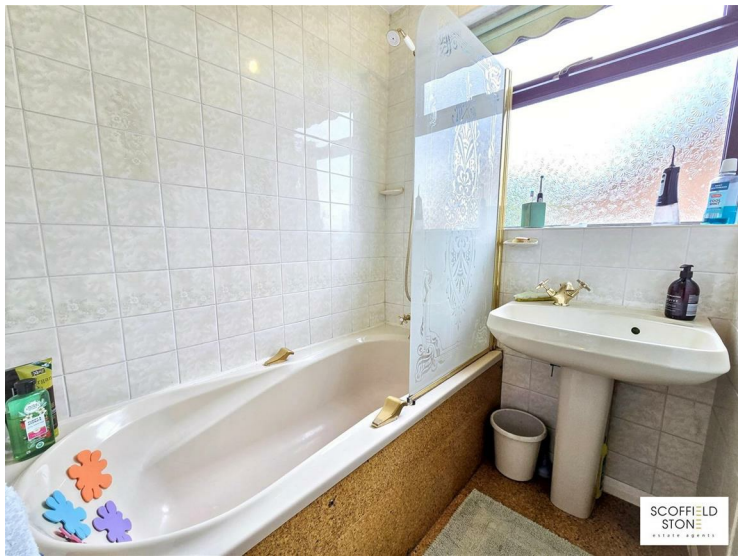
Bedroom Two
10'6 x 10'5 (3.20m x 3.18m)

A rear facing bedroom with fitted carpet, UPVC double glazed window, fitted wardrobes, and airing cupboard housing the wall mounted gas combination boiler.

Bedroom Three
10'2 x 7'1 (3.10m x 2.16m)

A front facing bedroom with fitted carpet, UPVC double glazed window, and radiator.

Bathroom
5'5 x 6'4 (1.65m x 1.93m)



The bathroom includes vinyl tiled flooring, side facing obscure UPVC double glazed window, tiled splashbacks, bathtub with gold colour mixer taps and shower attachment, pedestal wash hand basin with gold colour mixer tap, and chrome heated towel rail.

Outside

Frontage and Driveway
The property is approached via a block paved driveway, providing ample off road parking for multiple vehicles. The frontage also includes a lawned area with established herbaceous planting.

Garage
A detached larger than average, single garage with metal up and over door, light and power, and side access door.

Rear Garden

The rear garden is enclosed, private, and of good proportion, with direct gated access from the driveway. It has been landscaped to include a patio seating area, lawn, herbaceous planting, and vegetable patch. There is also a small brick built coal shed with light and power, offering additional outside storage.

Material Information

Verified Material Information

Costs & tenure
Tenure: Freehold
Council tax band: A
EPC rating: No Certificate
The building
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Via a ladder, which is NOT an integral part of the loft hatch
Outside areas: Front garden, Rear garden, and Side garden
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and open fire
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Garage and Driveway

Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: yes

Follow the link for the full report:
https://moverly.com/sale/CfVA4H6BzxNDYChMNs1Zf8/view

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Buying to Let?

Guide achievable rent price: £1050pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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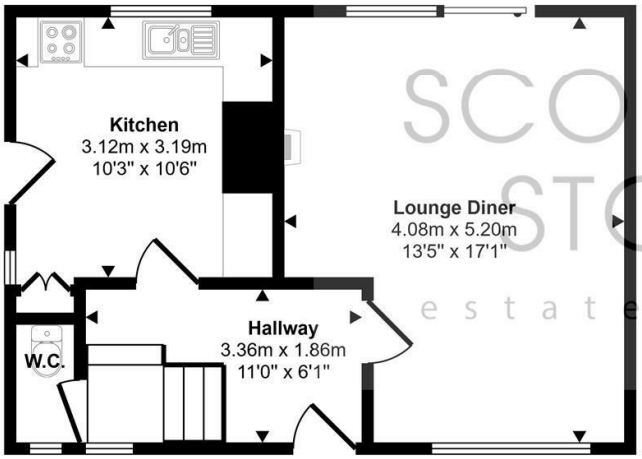
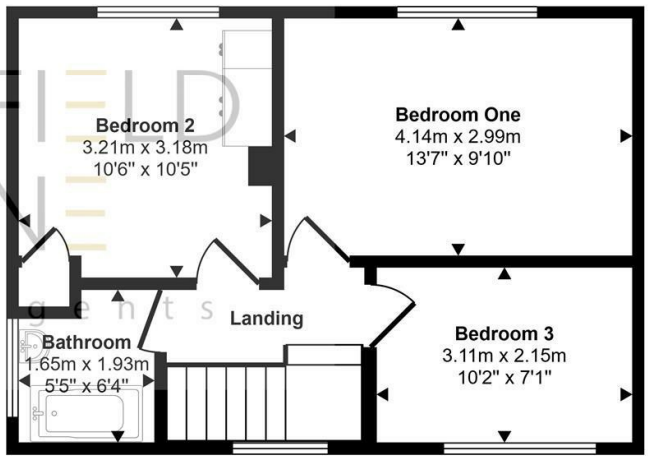
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
78 sq m / 837 sq ft





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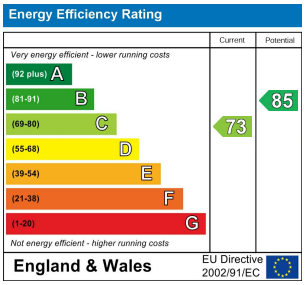
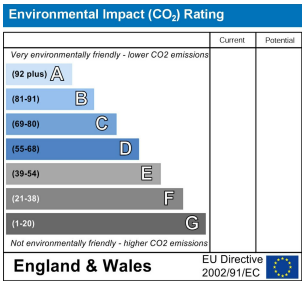
Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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