



19 Bridgeness Road, Heatherton, Derby, Derbyshire, DE23 3UJ

£190,000

A tastefully appointed semi-detached property in a desirable location with excellent transport links, nearby schools, and local amenities, featuring two good sized bedrooms, a bright reception room, a kitchen, driveway parking, and a private garden, making it ideal for couples, sharers, first-time buyers, and investors.

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Summary Description

Presenting for sale, a tastefully appointed semi-detached property in a desirable location with excellent public transport links, nearby schools, and local amenities. Though the kitchen and bathroom would benefit from being updated, the home is in good condition and offers a blend of modern living in a tranquil setting, ideal for couples, sharers, first-time buyers, and investors alike.

The property comprises of two well-proportioned bedrooms, a white three-piece suite bathroom, a fitted kitchen, and a single reception room. The reception room is a particular highlight, featuring large windows that flood the space with natural light, and provide a view and access to the garden.

The kitchen comes complete with fitted units, providing ample storage and workspace. It is perfect for those who enjoy cooking or entertaining at home.

The bedrooms are of a good size. These rooms offer the potential to create a peaceful retreat after a long day, with plenty of space for furnishings to suit your personal taste.

Externally, the property benefits from driveway parking to the front and a well-maintained lawn. To the rear, there is a private lawned garden, perfect for enjoying alfresco dining in the warmer months or simply relaxing with a good book.

Unique features of this home include off-street parking and a garden, both of which add to the appeal of this property. This charming home offers a fantastic opportunity for those looking to step onto the property ladder or investors looking to expand their portfolio.

Viewings are highly recommended to truly appreciate the potential this home has to offer.

Entrance Hall

Having wood effect laminate flooring and neutral decor with side aspect upvc double glazed window, front aspect part obscure upvc double glazed main entrance door, radiator, telephone point.

Kitchen

8'5" x 6'8" (2.59 x 2.05)



Having vinyl tile flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to white with worktop and tiled splashbacks, inset stainless steel

sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob, wall mounted gas boiler, under counter space and plumbing for appliances, radiator.

Lounge/Diner

14'0" x 12'11" (4.27 x 3.96)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed French doors to garden, under stairs storage cupboard, radiator, tv point, cable point.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, side aspect upvc double glazed window, access to roof space which is part boarded with ladder.

Bedroom One

11'6" x 12'11" (3.51 x 3.95)



Having wood effect laminate flooring and neutral decor with two front aspect upvc double glazed windows, over stairs storage cupboard and radiator.

Bedroom Two

10'10" x 6'5" (3.30 x 1.96)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator.

Bathroom



Having wood effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, three piece grey bathroom suite with electric shower over bath, radiator.

OUTSIDE

Frontage and Driveway

Tarmacadam driveway with adequate parking for two cars parked side by side and small section of lawn.

Rear Garden



A modest, enclosed garden which is laid to lawn with some planting.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1639.05 a year (£136.59 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Buying to Let?

Guide achievable rent price: £900pcm

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. Scofield 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.

Location / what3words

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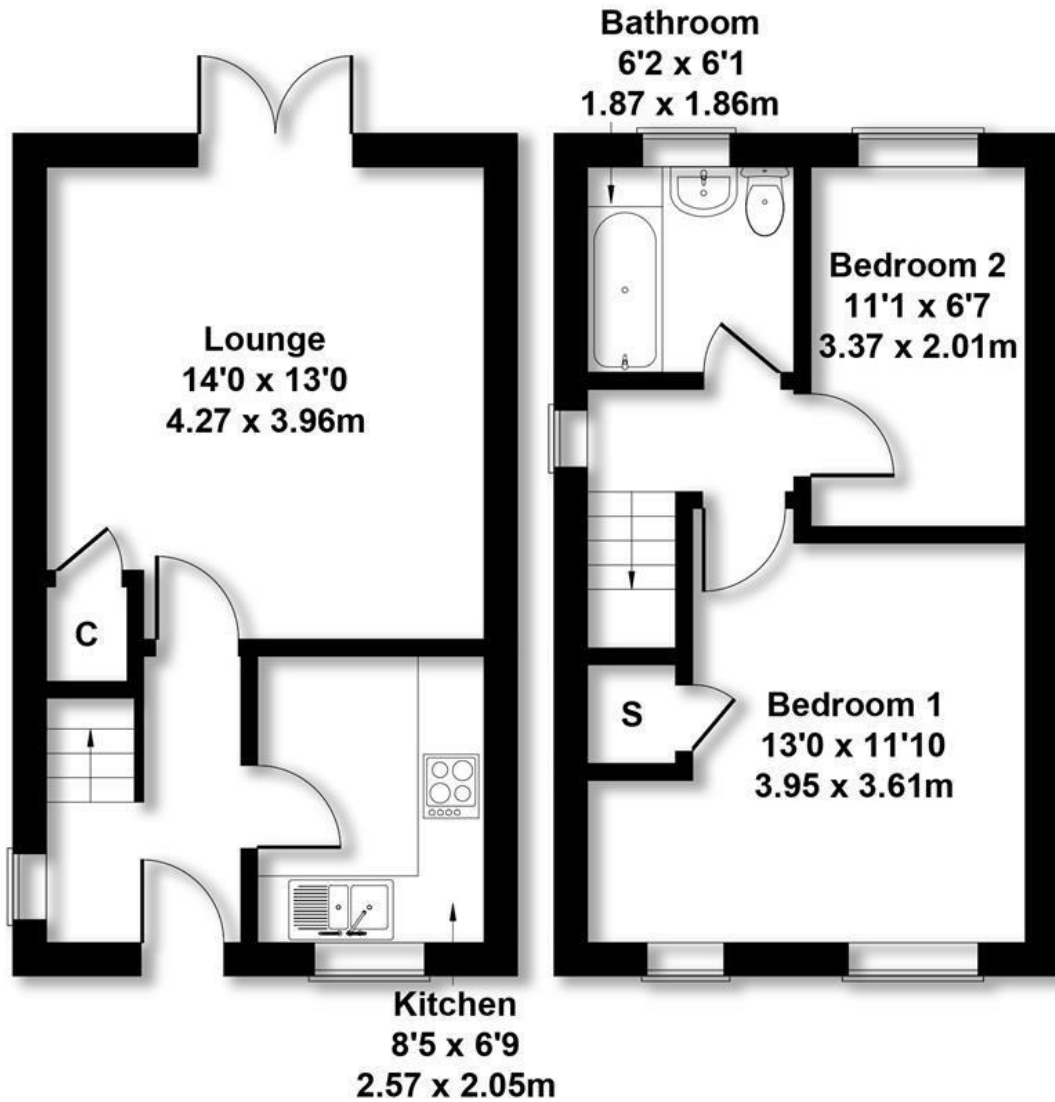


Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

19 Bridgeness Road

Approximate Gross Internal Area

603 sq ft - 56 sq m

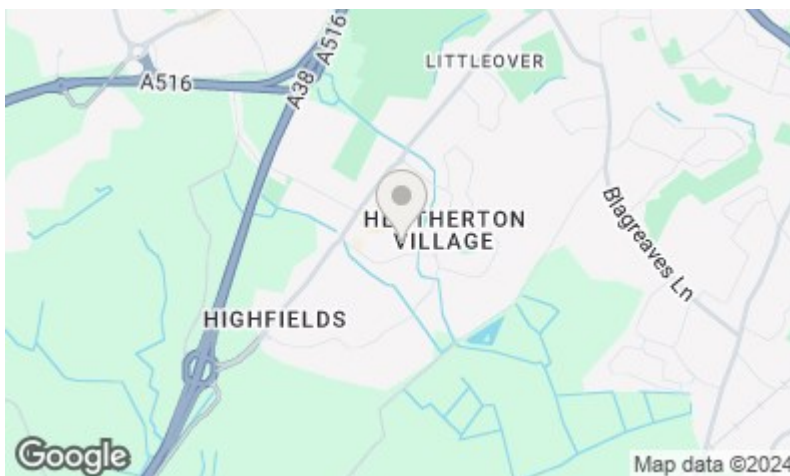


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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**SCOFFIELD
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estate agents



Energy Efficiency Rating	
Current	Potential
73	89
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	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
73	89
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	

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APPROVED CODE
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