



52 Newdigate Street, Sunny Hill, Derby, DE23 8UY

By Auction £90,000

A traditional two-bedroom mid-terraced home in Normanton, Derby, offering two reception rooms, a galley kitchen, and a generous modern bathroom. With a sizeable rear garden and two well-proportioned double bedrooms, this property is ideally placed for local amenities, schooling, and excellent transport links.

Summary Description

Situated in the popular residential district of Normanton, Derby, this traditional two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers or investors. The home sits within a row of similar properties, benefiting from direct access to the inner ring road, a local convenience store on the doorstep, and Foresters Park directly across the road.

Internally, the property is arranged to provide well-proportioned accommodation across two floors. The ground floor comprises a welcoming entrance hall leading to a comfortable lounge with front aspect window, a spacious dining room with views over the garden, and a fitted galley-style kitchen offering a range of wall and base units, tiled splashbacks and practical workspace. To the rear is a generously sized modern bathroom, complete with bathtub and shower over, wash basin with vanity storage, and low flush WC. Upstairs, the property features two good-sized double bedrooms, both neutrally decorated and benefiting from natural light.

Outside, the rear garden is of notable size for this style of property, beginning with a paved yard area leading to a topsoil section, offering excellent potential to landscape or convert to hard standing if required. Gated side passage access adds convenience.

The location is well served by a wide range of local amenities, including shops, schools, and healthcare facilities, while excellent transport links via the inner ring road provide quick access to Derby city centre, Rolls-Royce, and major routes such as the A38 and A52. Public transport is also easily accessible, making this property both practical and well-connected.

Entrance Hall

Having wood effect laminate flooring, front aspect upvc door with window above, radiator.

Lounge

12'3" x 7'10" (3.74 x 2.4)



Having wood effect laminate flooring, front aspect upvc double glazed window, radiator, telephone point.

Dining Room

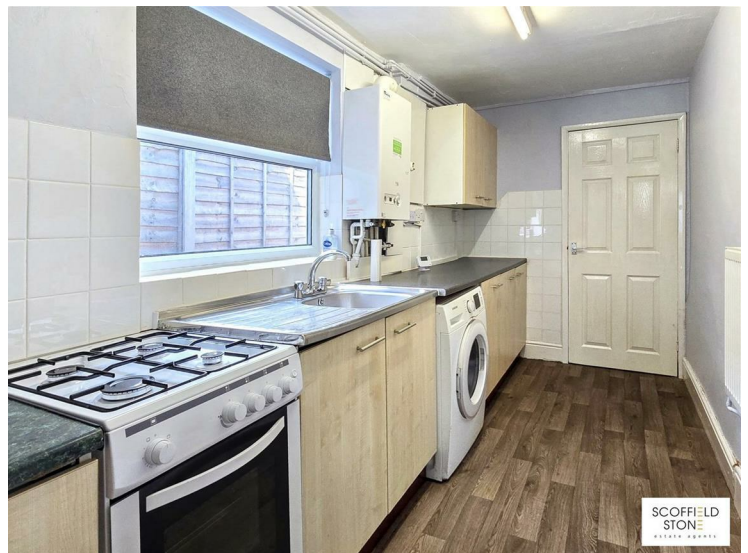
15'4" x 10'11" (4.68 x 3.35)



Having wood effect laminate flooring, rear aspect upvc double glazed window, radiator.

Kitchen

14'8" x 5'10" (4.48 x 1.8)



Having wood effect cushion flooring, side aspect upvc double glazed window, fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with chrome mixer tap, under counter space and plumbing for appliances, radiator, wall mounted gas boiler.

Rear Lobby

Having wood effect cushion flooring, side aspect upvc double glazed door to rear garden.

Bathroom

11'8" x 6'9" (3.58 x 2.06)



Having ceramic tile effect cushion flooring, rear aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap and electric shower over, wash hand basin to vanity unit with chrome monobloc tap, low flush wc, radiator.

Stairs/Landing

Carpeted, access to roof space.

Bedroom One

12'3" x 11'0" (3.74 x 3.36)



Carpeted, front aspect upvc double glazed window, radiator.

Bedroom Two

12'4" x 10'11" (3.77 x 3.33)



Carpeted, rear aspect upvc double glazed window, radiator.

OUTSIDE

Rear Yard



To the rear you will find an enclosed garden with concrete yard leading onto a topsoil section giving potential for new lawn or conversion to hard standing. A gate gives side passage access to the front of the property.

Material Information

Please ask for the Material Information held for this property, or follow the link here:

<https://moverly.com/sale/UU83ZRV5jxv5saK4guLuSW/view>

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.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

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

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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.

Guide Price & Reserve Price

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.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Location / what3words

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Buying to Let?

Guide achievable rent price: £850pcm

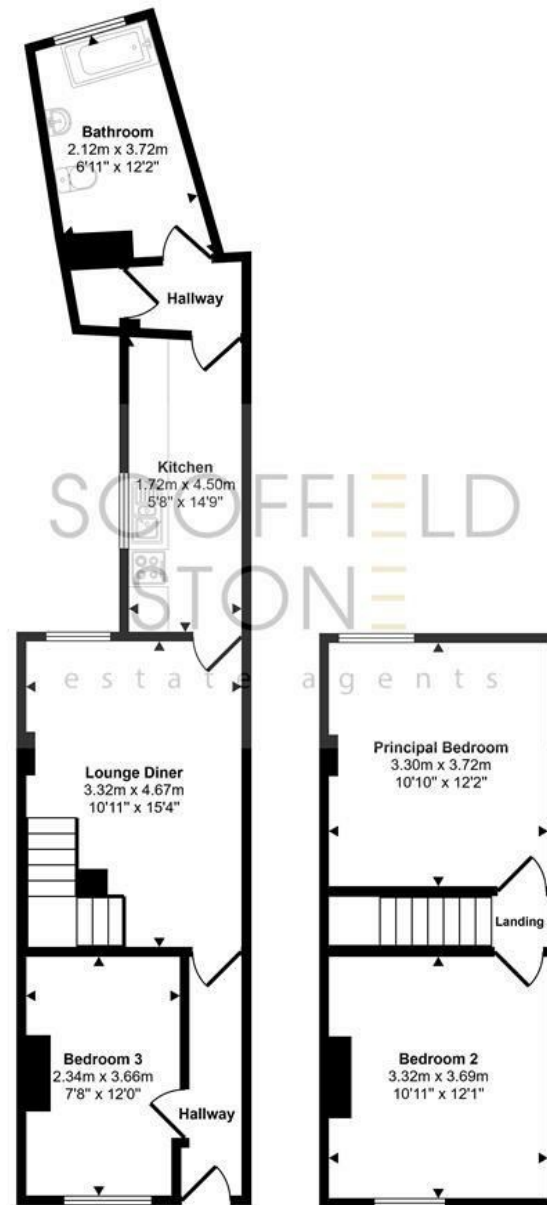
The above as an indication of the likely rent price you could

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.

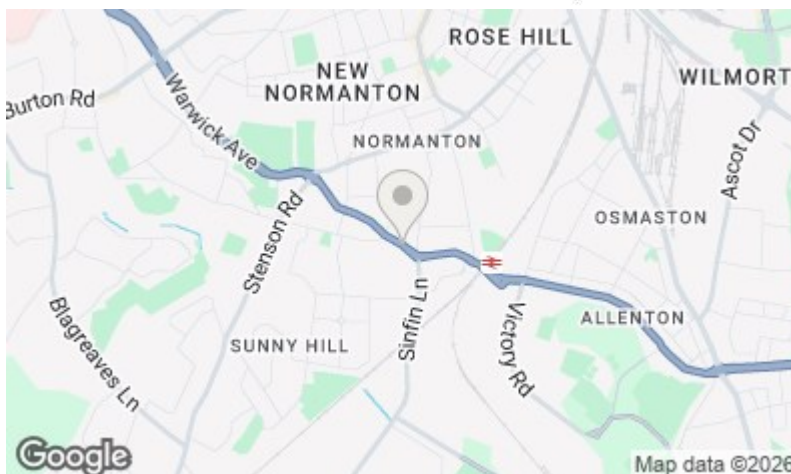
ID Checks for buyers

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 charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
74 sq m / 799 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.



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	
	85
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	



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