



GADSBY
NICHOLS

5 Moorside Crescent, Sinfin, Derby, DE24 9PH
Offers Around £180,000

5 Moorside Crescent, Sinfen, Derby, DE24 9PH



A TWO-DOUBLE-BEDROOMED, SEMI-DETACHED BUNGALOW, enjoying a well-established and popular residential location, close to local amenities. The property is offered with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

INTERNALLY, side entrance porch extension, entrance hall, generous rear lounge with patio doors to the garden, fitted kitchen, two double bedrooms, and modern shower room. EXTERNALLY, front garden with driveway affording car standing, potential garage space to the rear, and good-sized, pleasant mature rear garden. EPC C, Council Tax Band B.

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THE PROPERTY



An appealing and extended semi-detached bungalow, available with immediate vacant possession, having a much-improved interior comprising; entrance porch extension, entrance hall, generous lounge, kitchen, two double bedrooms, modern shower room, front garden, driveway parking, potential garage space to the rear, and mature rear garden.

LOCATION

The property enjoys a well-established and popular residential location, in the suburb of Sinfin, within easy access of an excellent range of local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, leisure facilities, and schooling. A regular bus service operates to Derby city centre, and ease of access is afforded to the A50, A38 and A52 for commuting throughout the region. The principal works of Rolls Royce, together with the Royal Derby Hospital, Alstom, and Toyota, are all within easy travelling distance.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Burton Road, and at the ring road traffic lights turn left onto Warwick Avenue, continuing over the traffic island into Kenilworth Avenue, then turn right at the traffic lights into Sinfin Lane. Continue along Sinfin Lane for approximately 1-mile, then at the traffic island turn left into Lynwood Road, and second left into Moorside Crescent, to find the property on the lefthand side.

What 3 Words /// gold.gives.richer

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13476.

ACCOMMODATION

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

INTERNALLY

SIDE ENTRANCE PORCH EXTENSION

Having UPVC double glazed entrance door and windows, and glazed inner door providing access to the: -

ENTRANCE HALL

Having central heating radiator, doors off to all rooms, and access to the part-boarded loft space by way of a loft ladder. The loft space houses the gas-fired combi-boiler, providing domestic hot water and central heating.

REAR LOUNGE

5.44m x 3.89m (17'10" x 12'9")



Having attractive Adam-style fire surround, four wall light points, central heating radiator, and double glazed patio doors to the rear garden.



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KITCHEN

3.20m x 2.34m (10'6" x 7'8")



Having fitments comprising; two double base units, one single base unit, one double wall unit, and one single wall unit, together with singled drainer sink unit, integrated dishwasher, work surface areas with tiled splashbacks, UPVC double glazed windows to the side and rear, plumbing for automatic washing machine, and UPVC double glazed rear door.



FRONT BEDROOM ONE

4.04m x 2.87m (13'3" x 9'5")



Having UPVC double glazed window, and central heating radiator.

FRONT BEDROOM TWO

3.35m x 3.00m max (11'0" x 9'10" max)



Having UPVC double glazed window, and central heating radiator.

SHOWER ROOM

2.34m x 2.11m (7'8" x 6'11")



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and walk-in enclosure with shower unit, together with UPVC doubler glazed window, central heating radiator, and built-in cupboard.

EXTERNALLY

FRONT GARDEN

The property is approached via double gates, to driveway affording car standing spaces, with front garden set behind low brick walling, having lawn area, and flower and shrub borders. The driveway provides access to the rear to potential garage space, subject to requirements and obtaining the usual planning and building regulation approvals.

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REAR GARDEN



A particular feature to note is the generous, mature rear garden, enclosed by fencing for privacy, having two paved patio areas, lawn, and flower and shrub borders, and incorporating timber summer house and garden shed.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

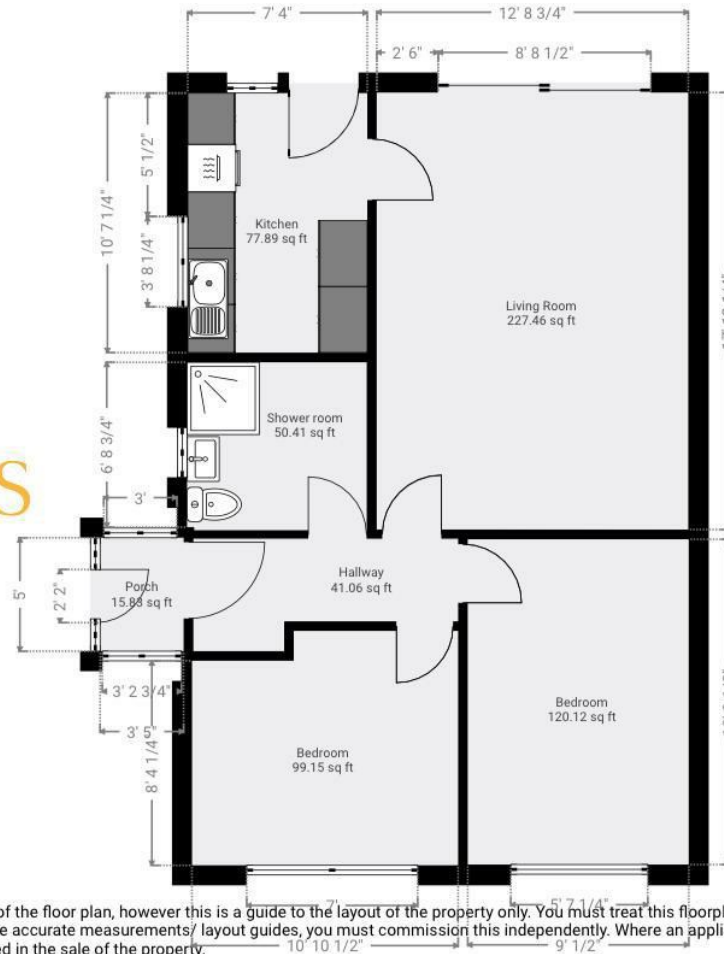
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

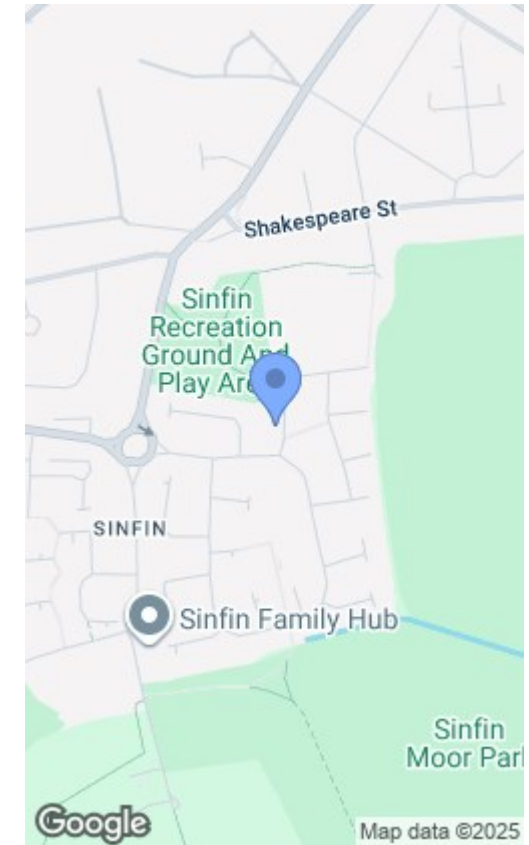
REF: R13476

▼ Ground Floor

**GADSBY
NICHOLS**



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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