



**GADSBY
NICHOLS**

13 Mornington Crescent, Mackworth, Derby, DE22 4BB
£175,000



A THREE-BEDROOMED SEMI-DETACHED, ENJOYING A CORNER PLOT, in a well-established and popular residential location, within walking distance of local amenities. Available with IMMEDIATE VACANT POSSESSION, the property offers scope for refurbishment, and having the benefit of gas central heating and double glazing, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, lounge/dining room, conservatory, breakfast kitchen, side porch, utility room, and store. FIRST FLOOR, landing, three bedrooms, and shower room. OUTSIDE, front garden, side garden, rear garden, and detached single garage, accessed off St. Brides Walk. EPC C, Council Tax Band A.

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THE PROPERTY

Affording an ideal opportunity for the discerning purchaser(s) to undertake a scheme of modernisation and refurbishment to their own taste, this semi-detached property also has the benefit of being available with immediate vacant possession. Enjoying a corner plot, the spacious accommodation comprises; canopy entrance porch, entrance hall, cloaks/WC, lounge/dining room, conservatory, breakfast kitchen, side porch, utility room, store, three bedrooms, shower room, front, side and rear gardens, and detached single garage.

LOCATION

The property enjoys a corner plot with frontage to Mornington Crescent, and flank-frontage to St. Brides Walk, in a well-established and popular residential location within walking distance of local amenities. Ease of access is afforded to the A52 and A38 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed in a westerly direction along Ashbourne Road, then at the Markeaton Park traffic island continue across still on the A52 Ashbourne Road, before taking the first left towards Mackworth on Prince Charles Avenue, continuing across the first traffic island before turning left into Mornington Crescent.

What 3 Words /// claims.almost.slick

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13519.

ACCOMMODATION

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

GROUND FLOOR

WIDE CANOPY ENTRANCE PORCH

Having UPVC double glazed entrance door opening to the: -

ENTRANCE HALL

Having central heating radiator, and stairs to the first floor.

CLOAKS/WC

Having suite comprising; low-level WC, and corner wash hand basin, together with UPVC double glazed window.

LOUNGE/DINING ROOM

5.41m x 4.11m max (17'9" x 13'6" max)



Having UPVC bow window to the front, central heating radiator, wide stone-effect fireplace with display plinth, and hardwood aluminium sliding patio doors opening to the rear to the: -

CONSERVATORY

2.74m x 2.13m max (9'0" x 7'0" max)

Having UPVC double glazing, and door opening to the rear garden.

BREAKFAST KITCHEN

3.48m x 3.33m max (11'5" x 10'11" max)



Having cream fitments comprising; one double base unit, two single base units, two sets of drawers, one double corner wall unit, three single wall units, and fitted shelving, together with stainless steel sink unit with single drainer, work surface areas, gas hob (NOT TESTED), extractor hood and light, electric oven (NOT TESTED), central heating radiator, and UPVC double glazed side door to the: -



ENCLOSED SIDE PORCH

Having double glazed door providing access to outside.

UTILITY ROOM

1.80m x 1.37m (5'11" x 4'6")

Having UPVC double glazed window.

STORE

1.85m x 0.91m; 1.52m (6'1" x 3;5")

Of brick construction.

FIRST FLOOR

LANDING

Having UPVC double glazed window, and access to the loft space, together with built-in boiler cupboard housing a Vaillant gas-fired combination boiler providing domestic hot water and central heating (NOT TESTED).

REAR BEDROOM ONE

4.50m x 3.20m max (14'9" x 10'6" max)



REAR BEDROOM TWO

3.35m x 3.15m max (11'0" x 10'4" max)



These measurements are 'maximum into wardrobes'.

Having fitments comprising; two double wardrobes, central dressing table and drawers, and top cupboards, together with UPVC double glazed window, and central heating radiator.

Having UPVC double glazed window, central heating radiator, and built-in cupboard.

FRONT BEDROOM THREE

3.07m x 2.18m max (10'1" x 7'2" max)



Having fitments comprising; double wardrobe with top cupboards, together with UPVC double glazed window, and central heating radiator.

SHOWER ROOM

2.03m x 1.68m (6'8" x 5'6")



Having suite comprising; low-level WC with concealed cistern, pedestal wash hand basin, and corner quadrant shower cubicle with shower unit, together with tiled walls, UPVC double glazed window, and central heating radiator.

OUTSIDE

FRONT & SIDE GARDENS

Laid mainly to gravel and paving for easy maintenance.

REAR GARDEN

Laid mainly to paving, and enclosed by fencing.

DETACHED SINGLE GARAGE

5.49m x 2.72m (18'0" x 8'11")



Accessed from St. Brides Walk, and being of concrete sectional construction, having up-and-over door to the front, and entrance door to the side.

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.

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

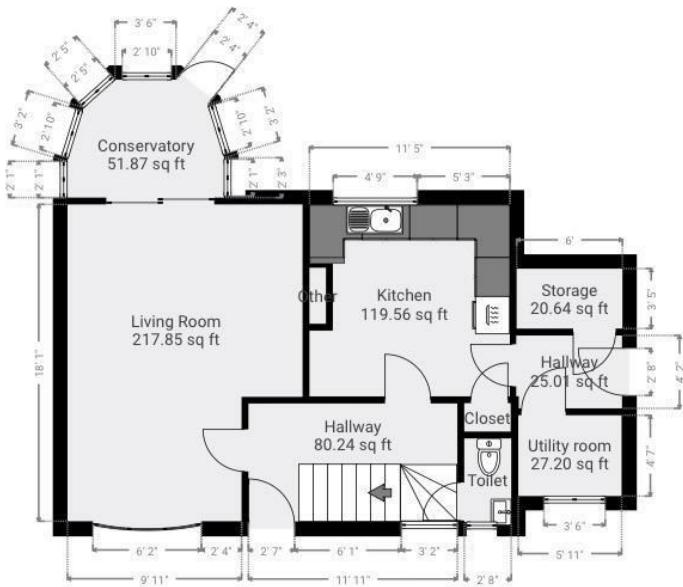
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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.

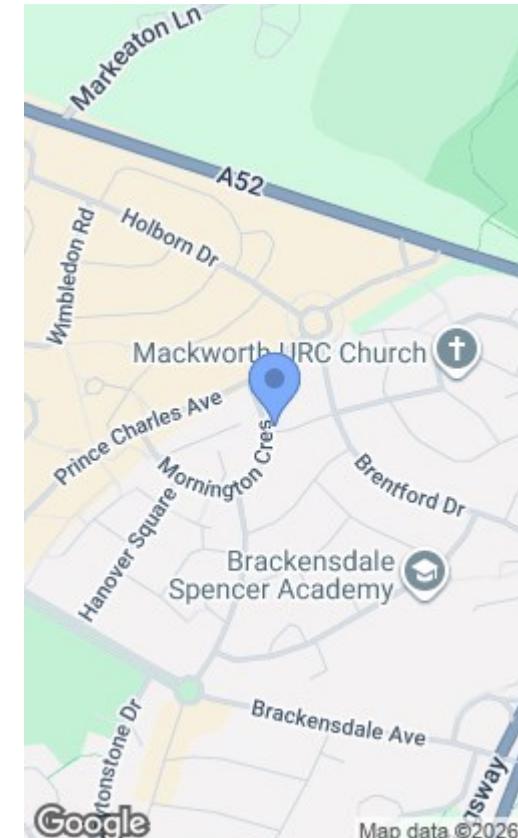
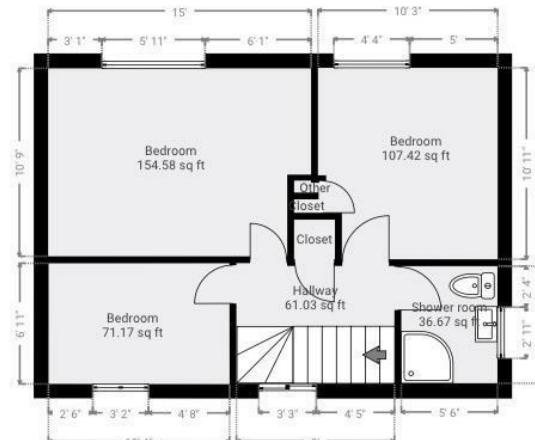
REF: R13519

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▼ **Ground Floor**



▼ 1st Floor



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.

GADSBY NICHOLS

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

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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