

Macklin Street

Derby, DE1 1LF



Great potential investment or first time buy located in an extremely convenient location on the edge of the city centre. Great access to transport links and major commuter routes. 2 reception rooms, spacious kitchen, ground floor WC, 2 double bedrooms and first floor bathroom. No upward chain.

£150,000

John German

Conveniently located on the fringe of Derby city centre, with easy access to public transport link and main commuter routes including the A52, A38, A6 and M1.

Entrance to the property is via a wood panel entrance door that opens into a spacious entrance hall with an original Minton tiled floor, radiator and stairs rising to the first floor landing with an under stairs storage cupboard.

The lounge has a uPVC double glazed window to the front, central heating radiator and coved ceiling.

Moving along the hallway to the separate dining room which has a central heating radiator and uPVC double glazed window overlooking the rear garden.

The kitchen is fitted with a matching range of base and eye level units with melamine finished worksurfaces, inset stainless steel sink unit, tiled splashbacks plus spaces for a washing machine, gas cooker and fridge freezer. There is a wall mounted modern boiler, uPVC double glazed window and matching entrance door to the side.

The ground floor WC is fitted with a low flush WC and wash basin.

On the first floor stairs lead to a landing with built-in storage cupboard and doors leading off to bedroom and bathroom.

The bathroom sits to the rear of the property and is fitted with a full three piece suite comprising low flush WC, panelled bath and pedestal wash basin, there is plenty of useful storage cupboards, a uPVC double glazed window to the rear and a central heating radiator.

Bedroom one is a large double room and overlooks the front with a uPVC double glazed window and central heating radiator.

Bedroom two is also double in sized with a uPVC double glazed window to the rear and a central heating radiator.

Outside an entry shared just with the neighbouring property leads to a fully enclosed rear garden, paved for easy maintenance.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15062023

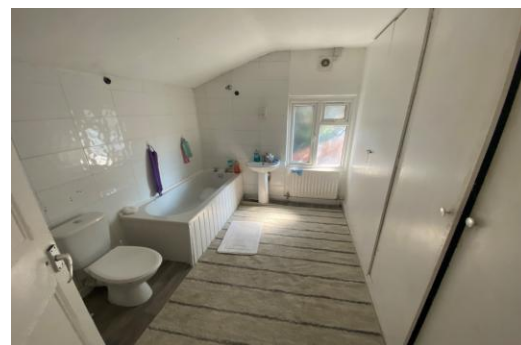
Local Authority/Tax Band: Derby City Council / Tax Band A

GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of area, volume, volume and any other items are approximate only and should be used as a guide only. Prospective purchasers should satisfy themselves as to their suitability. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also page 12/2023



Agents' Notes

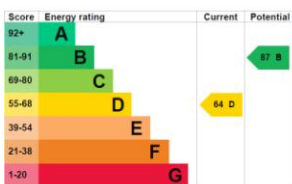
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John Ger man nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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