

Finchley Avenue

Derby, DE22 4ES



Exceptional three bedroom extended semi perfect for a first time buyer or young family with light filled and spacious accommodation including an impressive dining kitchen plus two separate further reception rooms, all beautifully presented and ready to move into.

£240,000



John German

Entrance to the property is via the front porch which is a great space with room for coats and shoes as well as a pushchair if needed, having a double glazed entrance door, double glazed window, gas central heating radiator and tiled flooring.

A composite double glazed door opens into the entrance hall which has stairs to the first floor, laminate flooring and doors leading off to the ground floor living spaces.

The living room overlooks the front elevation via a large uPVC double glazed picture window along with a feature fireplace housing an electric fire, and laminate flooring.

The kitchen diner extends across the rear of the house and is fitted with an extensive range of matching wall and base units with work surfaces over, sink and drainer, integrated oven and hob with stainless steel extractor fan over, integrated fridge/freezer, space and plumbing for a washing machine and dishwasher, gas central heating radiator, recess spotlights, tiled flooring and understairs storage cupboard (housing a vent for a tumble dryer). There is plenty of space for a family sized dining table in front of a set of French doors opening out into the rear extension. This lovely room is filled with natural light from the uPVC double glazed full height windows and French doors overlooking the rear garden as well as a window to the side. It has a central heating radiator and tiled flooring, currently used as the dining room but makes a great second sitting room or playroom for example.

On the first floor a central landing has a uPVC double glazed window to the side elevation, central heating radiator and airing cupboard housing the gas central heating combination boiler. Bedroom one overlooks the front elevation via a uPVC double glazed window, a central heating radiator and laminate flooring. Bedroom two has a uPVC double glazed window overlooking the rear garden, built-in wardrobes, a central heating radiator and laminate flooring. Bedroom three has a uPVC double glazed window to the front elevation, a central heating radiator and an over the stairs storage cupboard.

The family bathroom is fitted with a three piece suite in white comprising panelled bath with shower over, wash hand basin and low level WC. Modern tiled walls, heated towel rail, extractor fan, recess spotlights and opaque double glazed windows to the side and rear elevation.

Outside to the front, the property is set back from the road behind a driveway providing off road parking. A shared driveway leads to the side of the property and gives access to the rear garden. The rear garden is landscaped for easy maintenance with a decked area (currently extends in front of the garage and would need to be removed to allow access), outside lighting and an outside cold water tap. The garage has light and power.

About the area: Mackworth is a popular suburb of Derby well placed for access to local amenities including, shops, schools and leisure facilities such as Markeaton Park. There are superb road links with Derby City, A52 and the A38.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply:

Water supply:

Sewerage:

Heating:

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/24022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

 OnTheMarket

 rightmove

 RICS

 arta
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

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 German 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent