



North Street
Melbourne Derby



Property Description

A well-presented, spacious two double bedroom, two reception room traditional terraced home in sought after location with well landscaped low maintenance garden. The property has a gas fired central heating system and UPVC double glazing and the first floor accommodation continues over the passageway to the side to offers well-proportioned double bedrooms. In brief the accommodation comprises: - Lounge, dining room, fitted kitchen and rear lobby/utility. To the first floor are two generous double bedrooms and bathroom with modern white suite. Outside: - To the rear is a shared side covered passage leading to a rear yard area with an attached brick-built store/laundry with light and power, space for drying clothes, Gloworm wall mounted boiler providing domestic hot water and central heating. There is a right of way across the rear of the property but there is a private gated enclosed area with new fencing to provide a boundary around a well landscaped garden area, having a paved and gravelled area and a shaped lawn with a further decked terrace to the rear with feature fencing providing enclosure privacy. There is a further paved and gravelled pathway around the decked patio at the rear.

Area Information

Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.

Entrance

Front composite panelled entrance door with inset opaque and leaded glazing with fan light over, leading to: -

Lounge

Having a UPVC double glazed window to the front elevation, central heating radiator, feature fireplace incorporating pebble effect electric fire inset to a tiled splashback with timber surround fireplace with slate tiled hearth. To the chimney breast recess is a louvre door fronted fitted cupboard which houses the electric and gas meters, fuse box and internet. Having laminate flooring, coving to the ceiling, inset spotlights to the ceiling. The room opens out via bifold doors to:

Dining Room

Laminate flooring continues through, central heating radiator with fitted radiator cover over, stairs off to the first floor with a good sized understairs recess, inset spotlights to the ceiling, UPVC double glazed window to the rear elevation, timber glazed and framed door gives access to: -

Kitchen

Having a range of matching base & wall units with laminated work surfaces over, inset enamel sink unit with mixer tap over, plumbing and space for automatic washing machine, integrated oven hob and extractor, space for fridge freezer, travertine tiled flooring and splashbacks, upvc double glazed window to side elevation and timber framed & glazed door to side leading to utility/lean to.

Rear Lobby/Utility

Lean-to construction, with vinyl flooring, UPVC double glazed slimline door giving access into the rear garden.

First Floor Landing

Galleried landing with open spindle balustrade, coving and inset spotlights to the ceiling, central heating radiator with fitted fretwork radiator cover over, panelled door to a storage cupboard with hanging rail for clothes storage.

Bedroom One

Bigger than average sized bedroom which extends over the passageway to the ground floor, having central heating radiator, inset spotlights and coving to the ceiling, two UPVC double glazed windows to the front elevation, carpeted flooring, panelled door to:

Walk In Wardrobe

Being of good size, with double hanging rails for clothes storage and loft access, inset spotlights to the ceiling.

Bedroom Two

Double bedroom with coving and inset spotlights to the ceiling, central heating radiator, carpeted flooring, UPVC double glazed window to the rear elevation.

Bathroom

Having a three-piece modern white suite comprising panelled bath with bath/shower mixer, glazed bath/shower screen, pedestal wash hand basin with chrome mixer tap over, tiled splashback, low level WC, ceramic tiled flooring, UPVC double glazed opaque window to the rear elevation, central heating radiator, inset spotlights to part sloping ceiling.

Outside

To the rear is a shared side covered passage leading to a rear yard area with an attached brick-built store/laundry with light and power, space for drying clothes, Gloworm wall mounted boiler providing domestic hot water and central heating. There is a right of way across the rear of the property but there is a private gated enclosed area with new fencing to provide a boundary around a well landscaped garden area, having a paved and

gravelled area and a shaped lawn with a further decked terrace to the rear with feature fencing providing enclosure privacy. There is a further paved and gravelled pathway around the decked patio at the rear.

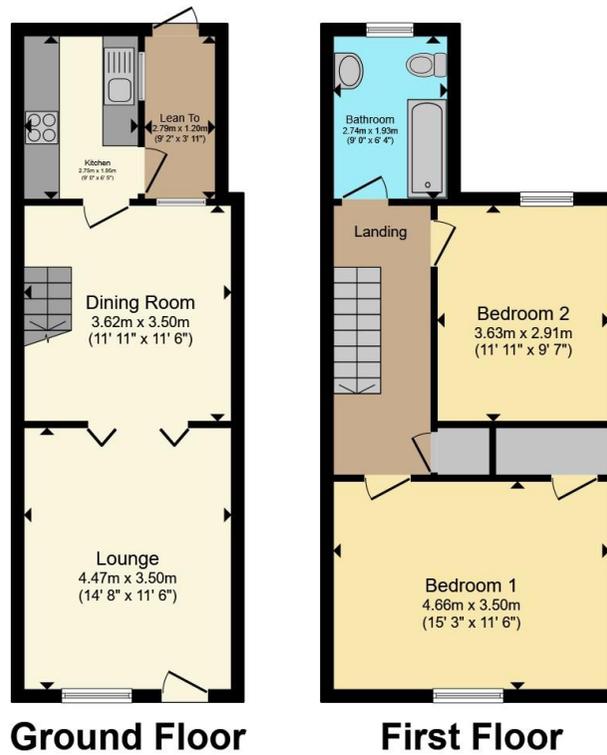
Composite Shed

To be included in the sale, having the bin storage adjacent to this.









Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205894 - 0002

Tenure:Freehold EPC Rating: Awaited

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205894 - 0002