

CURRAN
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33, DE22
£145,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN – A two double bedroom semi-detached home presents an exciting opportunity for buyers seeking a renovation project and the property occupies a corner plot with wide frontage including a generous driveway and detached garage.

The property offers a well proportioned layout with scope for improvement, the property is ideally suited to first-time buyers, investors, or young families looking to add their own style. The property in brief comprises: entrance hallway, living room, dining kitchen and a utility room. The first floor landing leads to two generous double bedrooms, bathroom and a separate wc.

Outside, the property has a generous frontage with front garden, generous driveway and single detached garage. There is a low maintenance paved enclosed garden to the rear.





The Detail

This semi-detached property is set on a wide corner plot and offers accommodation across two floors. Requiring renovation, this home offers excellent potential for modernisation and personalisation.

The property is accessed into the entrance hallway with a living room located at the front of the property. The wall-mounted gas fire. There is a dining kitchen fitted with matching units, laminated work surfaces, and a gas cooker point. A utility room provides further storage and appliance space.

Upstairs, the first floor landing leads to a primary bedroom benefits from a walk-in wardrobe, while the second bedroom includes a built-in triple wardrobe. The bathroom is fitted with a two-piece suite and electric shower, with a separate WC adjacent.

Outside, the property has a generous driveway with space for three vehicles, a detached single garage and a timber shed. The enclosed rear garden has been designed with low maintenance in mind, including paved areas, gravel beds, and planting borders.





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The Location

The property is located in the popular residential locality of Mackworth, giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre. Mackworth offers a range of shops and amenities on Prince Charles Avenue but is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

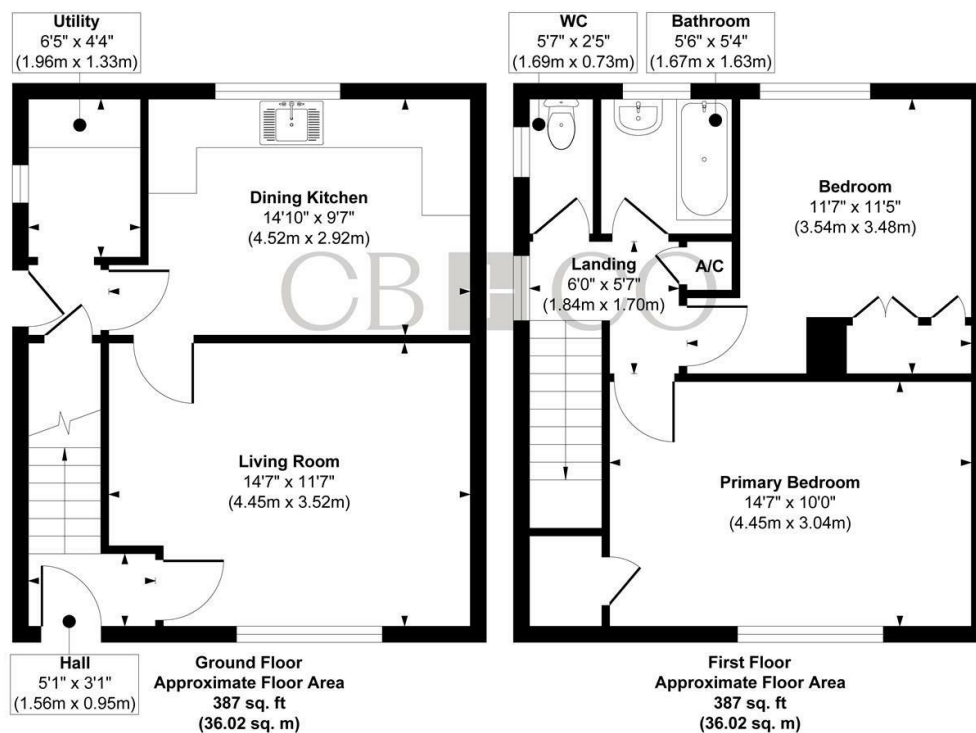
A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.





Mayfair Crescent, Mackworth, Derby



Approx. Gross Internal Floor Area 774 sq. ft / 72.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Particulars

- Two Double Bedroom Semi-Detached Home Requiring Modernisation
- Exciting Potential for Improvement
- Ideal First Time or Investment
- Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room, Dining Kitchen & Utility Room
- Two Double Bedrooms, Bathroom & Separate WC
- Generous Driveway Offering Parking For Several Vehicles & Garage
- Enclosed Low-Maintenance Garden & Timber Shed
- Close to Excellent Local Amenities & Markeaton Park
- No Chain Involved

Size

Approx 774.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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