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+ CO

88, DE22  
£225,000



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



SUPERB RENOVATED HOME, IDEAL FIRST BUY, NO CHAIN – This beautifully updated three-bedroom semi-detached property presents an excellent opportunity for first-time buyers seeking a move-in ready home finished to a high standard. Thoughtfully refurbished throughout, the property offers a fresh and contemporary interior, combining practical living with modern design.

The open-plan kitchen and dining space creates a sociable hub of the home, while the bay-fronted lounge provides a comfortable retreat. With well-proportioned bedrooms, a newly fitted bathroom, and additional versatile space ideal for home working, this property delivers both style and flexibility, all within a well-connected and convenient setting.





### The Detail

The property opens into a welcoming entrance hallway, complete with wood-effect vinyl flooring and a useful under-stair storage cupboard. The lounge is positioned at the front, featuring a bay window that allows for plenty of natural light, alongside a feature fireplace and newly fitted carpets that add warmth and comfort.

To the rear, the open-plan kitchen and dining area has been thoughtfully designed with modern living in mind. It includes laminated worktops, an integrated electric oven and hob, soft-close drawers, tiled splashbacks, and a sink with mixer tap. A rear-facing bay window enhances the dining space and provides a pleasant outlook onto the garden.

A side lobby leads to a ground floor WC, a useful store, and an additional versatile room that can serve as a home office or further storage. Upstairs, there are three well-proportioned bedrooms, all complemented by new internal doors, alongside a newly fitted bathroom finished in a clean, contemporary style.

Externally, the rear garden is a good size, featuring lawn areas and a patio that provides a private setting for outdoor seating and entertaining. To the front, the property benefits from a block paved frontage, offering a neat and low-maintenance finish.





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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.

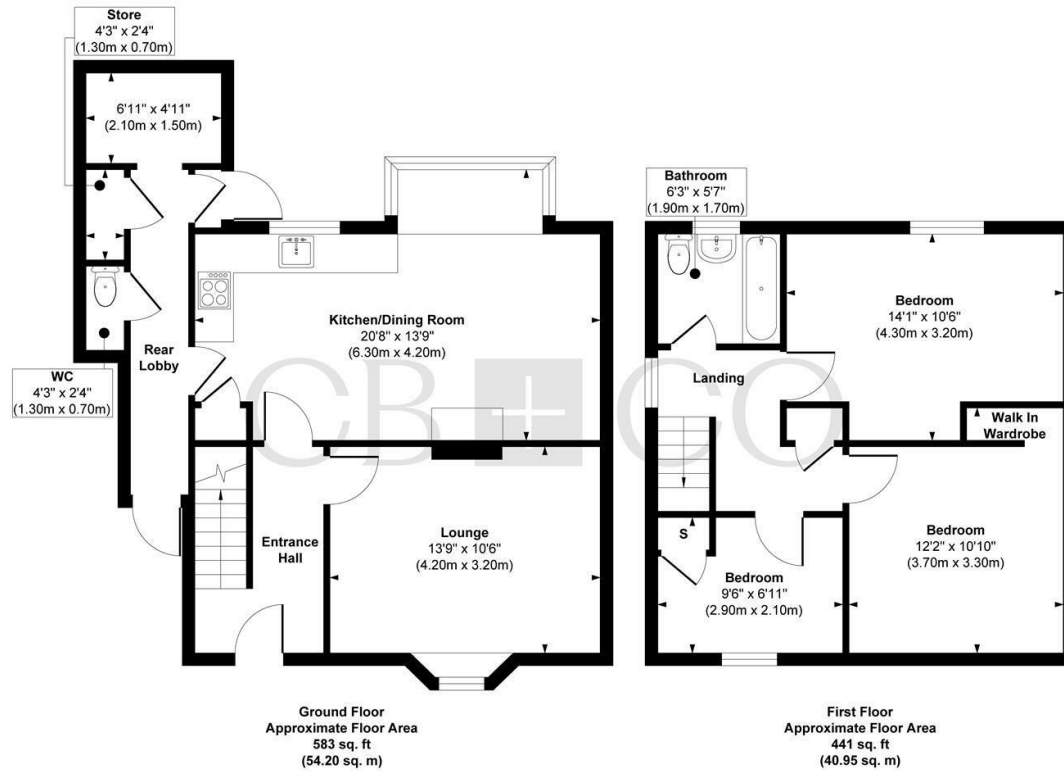
Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.







**Finchley Avenue**



**Approx. Gross Internal Floor Area 1024 sq. ft / 95.15 sq. m**

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

Produced by Elements Property

## The Particulars

- Renovated Three Bedroom Semi Detached Home
- No Chain Ideal For First Time Buyers
- Newly Fitted Kitchen With Integrated Appliances
- Contemporary Bathroom Finished To A High Standard
- Bay Fronted Lounge With Feature Fireplace
- Additional Versatile Room Ideal For Home Office
- Side Lobby, Ground Floor WC And Useful Storage Areas
- New Flooring And Decoration
- Large Private Garden, Block Paving To Front
- Popular Location

### Size

Approx 1024.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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