



56 Kensal Rise

, Derby, DE22 4DB

£200,000



Dwellings Estate Agents are delighted to present this three-bedroom family home to the market. Kensal Rise is situated in a highly regarded location close to Kingway, with access onto the A38 and also leading onto Ashbourne Road and the A50 for commuters. This area within Derby is well known for a number of schools, public transport, and local amenities, including convenience stores, open spaces, and public houses.

The property is set over two floors and is a spacious family home that offers versatile living accommodation. In brief, the ground floor comprises a porch, a large reception room, a fitted kitchen/diner, and an internal shed. On the first floor, there are two double bedrooms, a single bedroom and a three-piece family bathroom.

Externally, to the front, there is a lawned front garden with a driveway, providing off-road parking. To the rear, there is a well-maintained, spacious garden.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have Solicitors instructed, contracts have been prepared, and searches have been requested on their home. The searches will be provided to any prospective buyer and their Solicitor ready to be used (saving 8 weeks). If you are a cash buyer ready to move in straight away or if you are buying with a mortgage, then merely your lender will



PORCH

HALLWAY

RECEPTION ROOM 15'0" x 11'11" (4.58m x 3.64m)

KITCHEN/DINER 21'3" x 9'3" (6.48m x 2.84m)

SHED

LANDING

MASTER BEDROOM 13'4" x 12'7" (4.08m x 3.84m)

BEDROOM TWO 13'4" x 9'3" (4.08m x 2.84m)

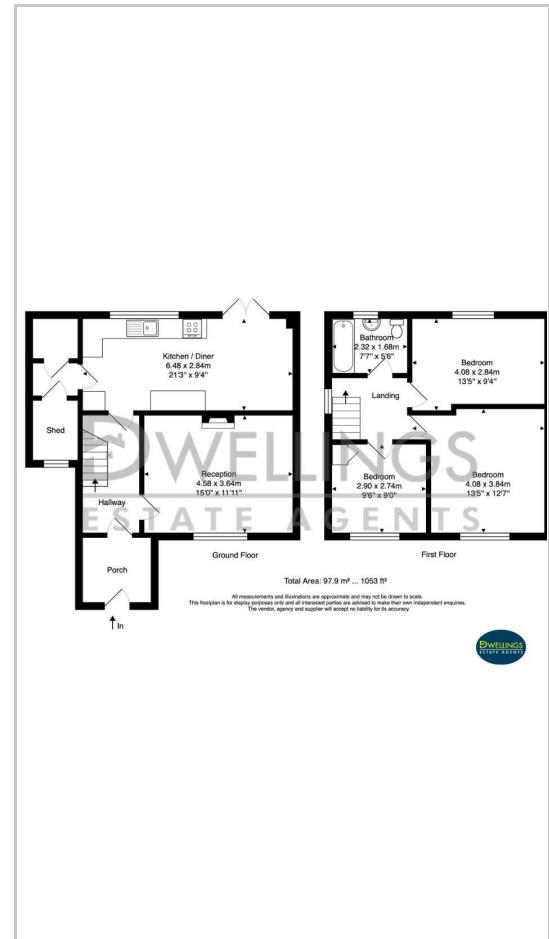
BEDROOM THREE 9'6" x 8'11" (2.90m x 2.74m)

BATHROOM 7'7" x 5'6" (2.32m x 1.68m)

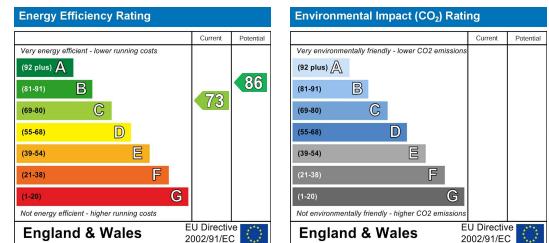
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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