

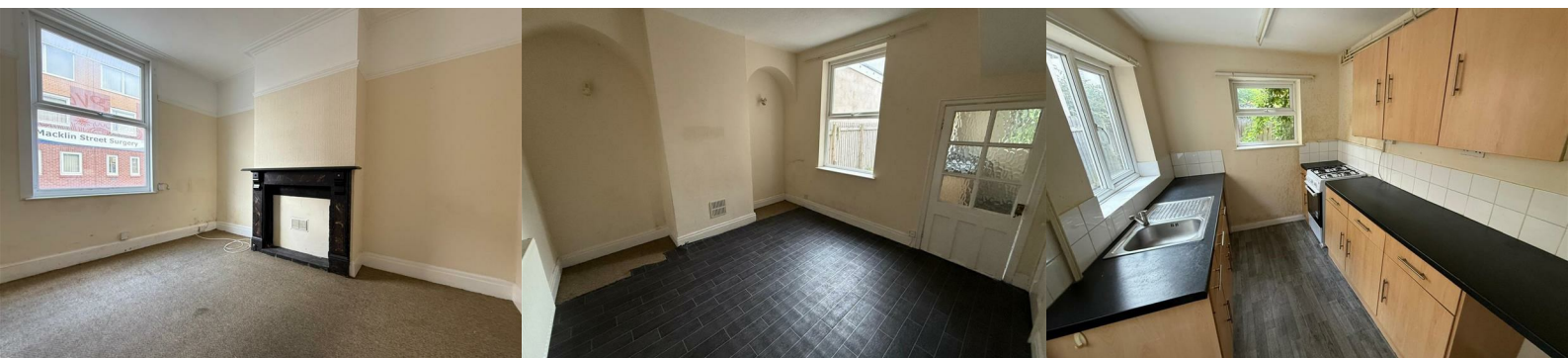


## 95 Macklin Street, Derby, DE1 1LG

**£125,950**



Situated in the heart of Derby, a short walk from the vibrant city centre, this is a spacious terrace property which benefits from double glazing and central heating.



# 95 Macklin Street, Derby, DE1 1LG

£125,950



## DIRECTIONS

Leave Derby city centre via Beckett Street and turn right onto Macklin Street. The property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the accommodation, which requires a programme of modernisation and improvement, briefly comprises an entrance hall, lounge, dining room and kitchen with access to the rear. To the first floor there are two good sized bedrooms and bathroom and a further staircase leads to an attic room.

Outside the property benefits from a garden to the rear.

Macklin Street is a much sought after residential location within the heart of the city of Derby and this property benefits from being a short walk from all the facilities that the busy city centre has to offer. The property is perfectly located for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor.

Although this property does require upgrading, the sale offers a perfect opportunity to acquire a substantial house which should be viewed to be fully appreciated through the offices of Boxall Brown and Jones.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

With radiator and staircase leading to the first floor.

### LOUNGE

11'11" x 12'10" (3.63m x 3.91m)

With a double glazed window to the front elevation, decorative feature fireplace and radiator.

### DINING ROOM

12'3" x 12' (3.73m x 3.66m)

With double glazed window to the rear elevation, radiator and access to cellar.

### KITCHEN

10'1" x 7'4" (3.07m x 2.24m)

With a range of work surface/preparation areas, wall and base cupboards and space for a freestanding gas cooker. The kitchen has two double glazed windows, stainless steel sink unit with mixer tap, appliance space, radiator and double glazed door leading to the rear garden.

### FIRST FLOOR

### LANDING

With staircase leading to the attic room.

### **FRONT BEDROOM ONE**

12' x 12'11" (3.66m x 3.94m)

With double glazed window to the front elevation and radiator.

### **BEDROOM TWO**

9'7" x 12' (2.92m x 3.66m)

With double glazed window and radiator.

### **BATHROOM**

10'2" x 7'4" (3.10m x 2.24m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, frosted double glazed window, radiator and cupboard with wall mounted boiler providing domestic hot water and central heating.

A staircase leads to:

### **ATTIC BEDROOM THREE**

16'4" x 14'3" (4.98m x 4.34m)

With Velux style window, exposed beams and radiator.

### **OUTSIDE**

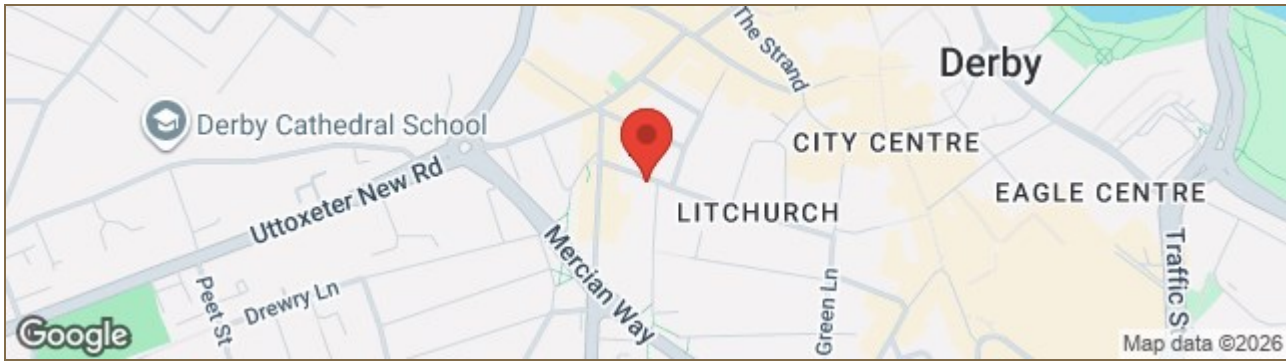
Outside the property benefits from a garden area to the rear.

### **PLEASE NOTE**

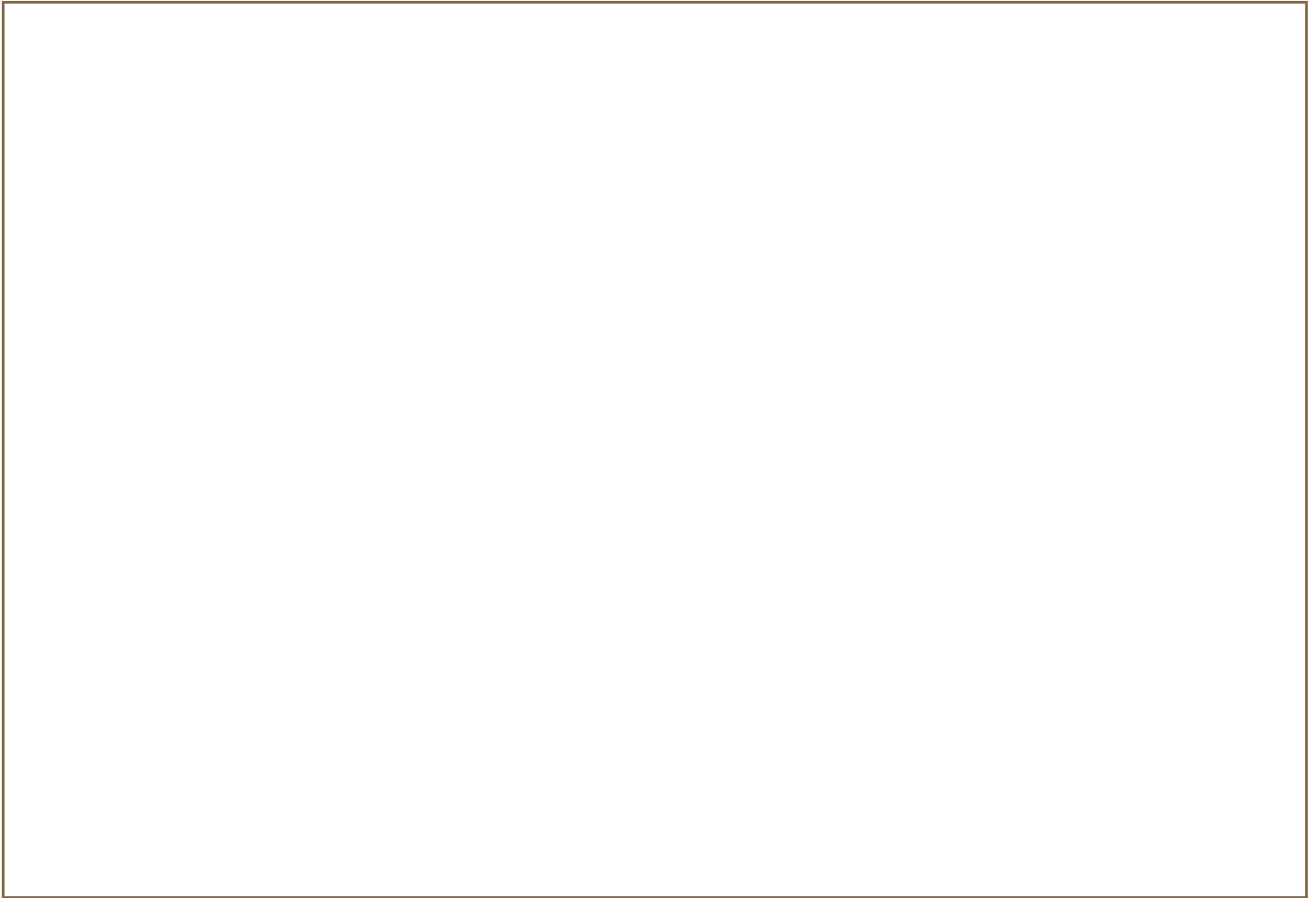
Prospective purchasers should note that this property requires a full programme of modernisation and improvement. In addition, the property and others in the immediate vicinity have undergone professional treatment for Japanese knotweed. While treatments have been completed, monitoring is ongoing.



## Road Map



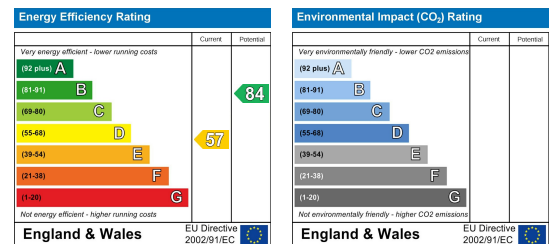
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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