



23 Old Hall Avenue, Duffield, Belper, Derbyshire, DE56 4GN

£300,000



Enjoying a pleasant cul-de-sac position is this two double bedroom detached bungalow offered for sale with no chain.



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DIRECTIONS

From the A6 running through the centre of Duffield Village turn onto Wirksworth Road passing the Ecclesbourne School taking the next right turning onto Park Road then first left onto Old Hall Avenue where the bungalow will be found towards the end of the cul-de-sac on the left.

The bungalow is located just off Park Road with ease of access to the Ecclesbourne School and also to the many amenities found within Duffield village centre.

It is likely the discerning purchaser will wish to upgrade this bungalow through a scheme of modernisation and improvement works.

At present, the accommodation comprises, a spacious entrance hallway, two double bedrooms, bathroom with a lounge and kitchen both to the rear. There is off road parking leading to an integral garage and a private enclosed garden to the rear.

Duffield is a highly sought after residential location having an impressive range of amenities and facilities making it largely self-sufficient. There are two reputable primary schools and the Ecclesbourne secondary school.

ACCOMODATION

HALLWAY

Spacious with the main UPVC double glazed front door, loft access and radiator.

BEDROOM ONE

14'6" x 10'11" (4.42m x 3.33m)

A spacious double bedroom having a front facing UPVC double glazed window, radiator.

BEDROOM TWO

10'11" x 9'11" (3.33m x 3.02m)

A second double bedroom with a side UPVC double glazed window, radiator.

LOUNGE

15'11" x 10'11" (4.85m x 3.33m)

Two UPVC double glazed windows, the rear of which overlooks the garden, gas fire with a stone surround, radiator.

KITCHEN

12'3" x 11'10" (3.73m x 3.61m)

Fitted kitchen units, laminate work surfaces and tiled splashback, UPVC double glazed window and door, further built in cupboard, radiator and a combination boiler providing gas central heating and domestic hot water.

BATHROOM

6'11" x 5'6" (2.11m x 1.68m)

Fitted with a bath with shower over, wash basin and low level WC, tiled walls, UPVC double glazed window and chrome towel radiator.

OUTSIDE

To the front of the bungalow is a driveway providing off road parking and a low maintenance gravelled covered garden set behind a brick wall.

The rear garden is enclosed by mature privet hedges having a circular shaped lawn surrounded by gravelled pathways. There is also a garden shed and external electric socket.

GARAGE

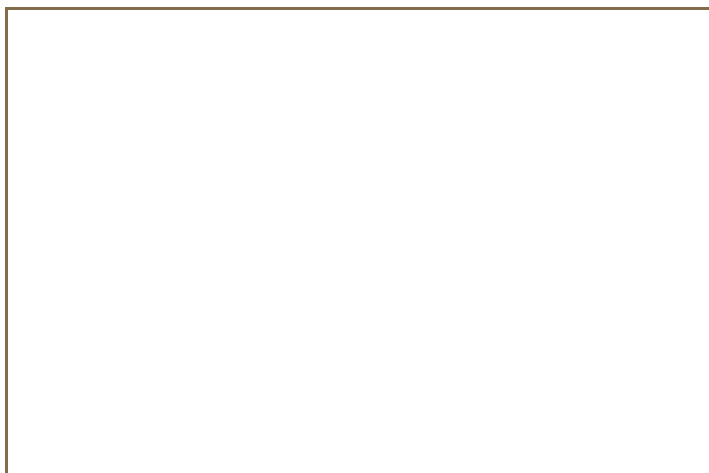
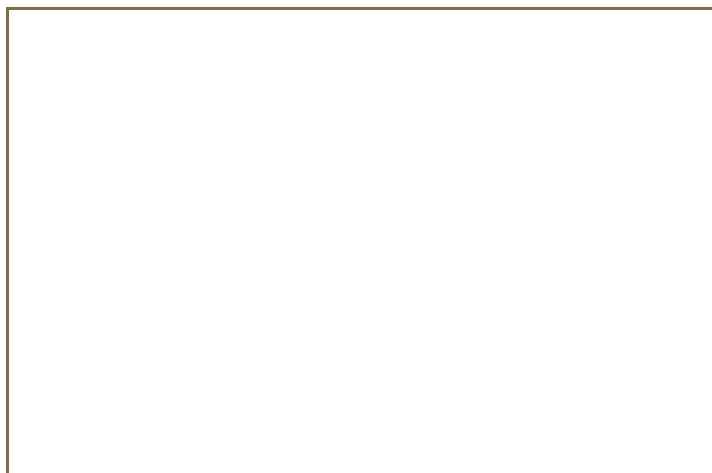
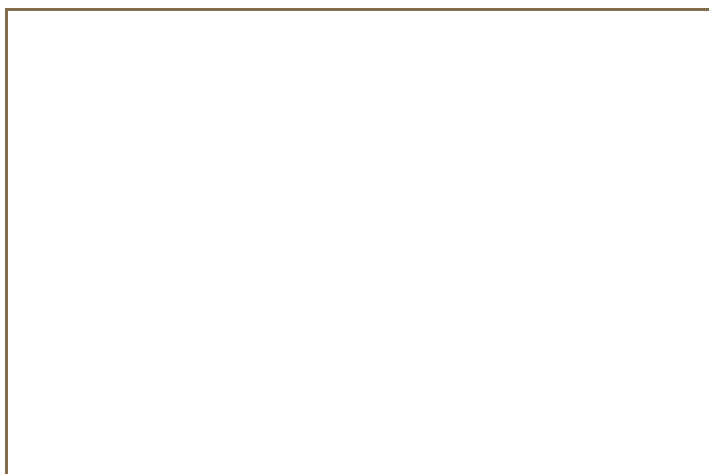
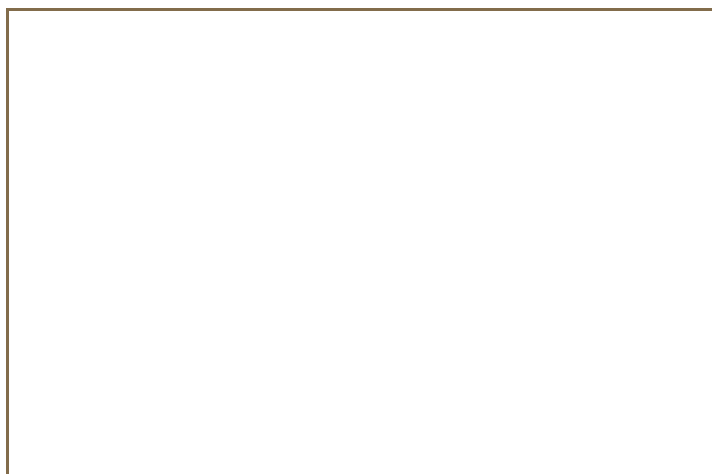
16'4" x 8'2" (4.98m x 2.49m)

Twin opening timber doors, side UPVC double glazed window, power and light.

COUNCIL TAX BAND D

FREEHOLD

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****



Road Map



Hybrid Map



Terrain Map



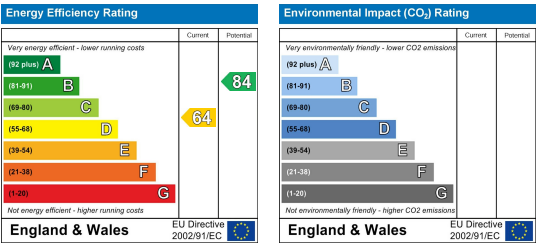
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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