



**76 Westgreen Avenue, Allenton, Derby, DE24 9AQ**

**£149,950**



Situated within a popular residential location, close to local shopping facilities, this is a three bedroom property which benefits from double glazing and a garden.



# 76 Westgreen Avenue, Allenton, Derby, DE24 9AQ

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## DIRECTIONS

Leave Derby City Centre along Osmaston Road and proceed through the shopping facilities at Allenton. At the traffic lights turn right onto Merrill Way and a short distance turn right again onto Westgreen Avenue. Follow the road around where the property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the accommodation, which requires modernisation and improvement, briefly comprises an entrance hall with staircase leading to the first floor, lounge and kitchen with storage cupboards, double glazed door leading to the rear and under stairs storage. To the first floor the property benefits from three bedrooms and there is a shower room. Combination of electric and gas fired central heating.

Outside the property has a garden to the rear which has been laid for ease of maintenance and to the front there is a further garden area and pathway.

The property is located within a highly desirable location within easy reach of shopping facilities at Allenton and the vibrant city centre which is a short journey away. The house is well positioned for ease of access to Rolls Royce and has good road links to both the A50, A52 and M1 corridor.

Viewing recommended.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

With staircase leading to the first floor and wall mounted heater.

### LOUNGE

11'8" x 13'5" (3.56m x 4.09m)

With double glazed window to the front elevation.

### KITCHEN

9'5" x 11'9" (2.87m x 3.58m)

With a range of work surface/preperation areas, wall and base cupboards and space for a freestanding gas cooker. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window to the rear elevation and there is a double glazed door to the rear, space for a washing machine and useful under stairs storage cupboard. Radiator.

### TO THE FIRST FLOOR

#### LANDING

Access to the loft and airing cupboard with hot water tank.

#### FRONT BEDROOM ONE

10'9" x 13'6" (3.28m x 4.11m)

Plus lobby area.

With double glazed window to the front elevation, radiator and storage cupboard.

## **BEDROOM TWO**

11'7" x 9'5" (3.53m x 2.87m)

With double glazed window and radiator.

## **BEDROOM THREE**

8'6" x 8'11" (2.59m x 2.72m)

(Small proportion of the floor area is taken up by the bulk head over the stairs)

With double glazed window and radiator.

## **SHOWER ROOM**

8'2" x 5'7" (2.49m x 1.70m)

With a low level WC, wash hand basin and shower cubicle with electric shower, frosted double glazed window, complementary tiling and wall mounted electric heater.

## **OUTSIDE**

Outside the property from an enclosed garden to the rear which has a patio overlooking an area which has been laid for ease of maintenance. There are flowerbeds and a pathway to the bottom of the garden.

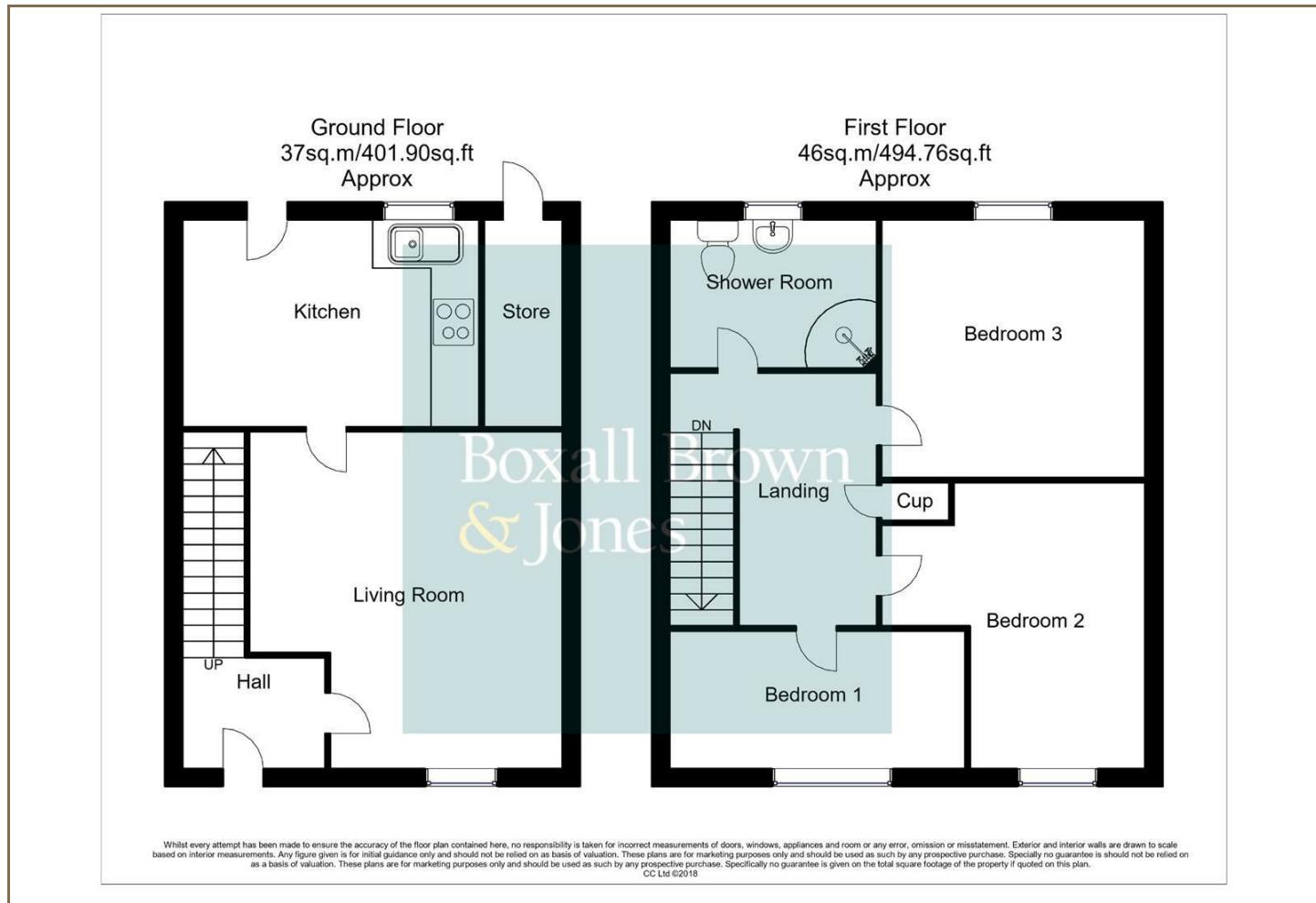
To the front elevation there is a further garden area laid for ease of maintenance and a pathway leading to the front door.



## Road Map



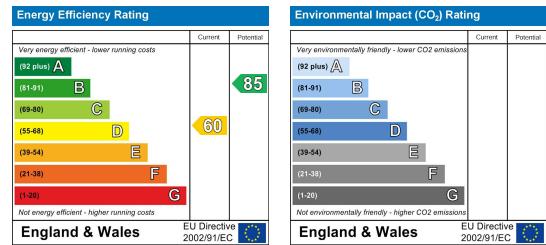
## Floor Plan



## 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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