



**43 Kirkleys Avenue South, Spondon, Derby,  
DE21 7FY**

**£149,950**



Offered for sale with no open chain and immediate vacant possession is this two bedroom end-townhouse featuring a large garden.



# 43 Kirkleys Avenue South, Spondon, Derby, DE21 7FY

**£149,950**



The gas centrally heated and UPVC double glazed accommodation comprises, entrance lobby with stairs leading to the first floor, spacious reception room leading into a kitchen, utility room, rear lobby, storeroom and cloakroom. To the first floor there are two generous bedrooms and spacious shower room.

Externally there is a front garden and pathway leading to the side and rear. The rear garden is large having a range of outbuildings including a workshop, shed and greenhouse.

The property fronts the A52 connecting Derby to Nottingham with ease of access to an impressive range of local amenities including shops, schools, park, cafe and popular public houses.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

Entering the property through a UPVC double glazed front door into a lobby area with stairs leading to the first floor, door into the lounge, radiator.

#### LOUNGE

13'10" x 12'11" (4.22m x 3.94m)

A generous reception room having a front facing UPVC double glazed window, built-in cabinet, radiator, door into:

#### KITCHEN

9'2" x 7'9" (2.79m x 2.36m)

Fitted with a basic range of kitchen units, including a stainless steel sink and drainer, gas cooker and hob, work surfaces, 2UPVC double glazed rear facing windows, radiator.

#### UTILITY ROOM

7'10" x 4'4" (2.39m x 1.32m)

With plumbing and space for a washing machine and dryer, tiled walls, laminate worksurface, UPVC double glazed window.

#### REAR LOBBY

With door leading to the side passage.

#### WC

Having a low-level WC, UPVC glaze window and wall mounted combination boiler.

#### STORE

With shelving providing useful storage.

#### FIRST FLOOR

#### LANDING

Side to glazed window and loft access.

#### BEDROOM ONE

17'3" into recess x 9'9" (5.26m into recess x 2.97m)

A large bedroom having a deep recess suitable for a wardrobe, front facing UPVC double glazed window, radiator.

## BEDROOM TWO

11'2" x 8'11" (3.40m x 2.72m)

A generous second bedroom having a rear facing UPVC double glazed window with fire reaching views, radiator.

## SHOWER ROOM

7'11" x 7'11" (2.41m x 2.41m)

Spaciously appointed with a walk-in shower enclosure with tiled walls and a chrome shower, wash and basin and low-level WC, vinyl floor covering, UPVC double glaze window and radiator.

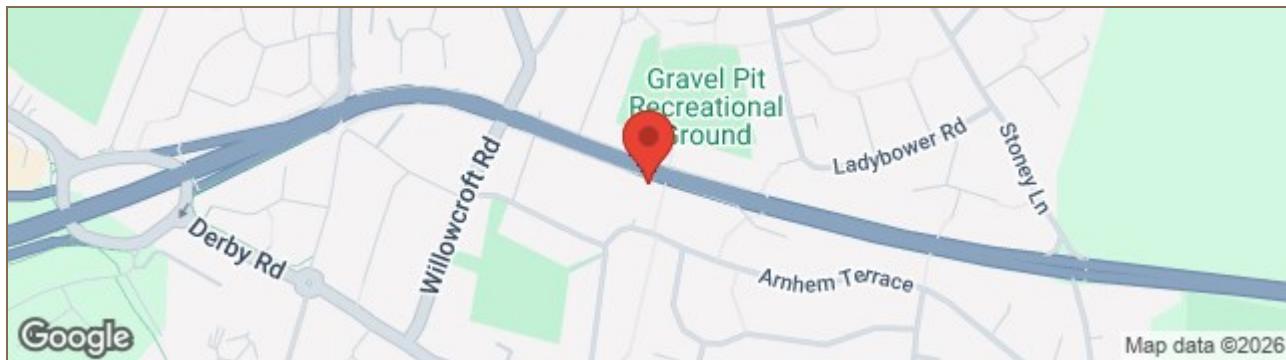
## OUTSIDE

Externally there is a front garden and pathway leading to the side and rear. The rear garden is large having a range of outbuildings including a workshop, shed and greenhouse.

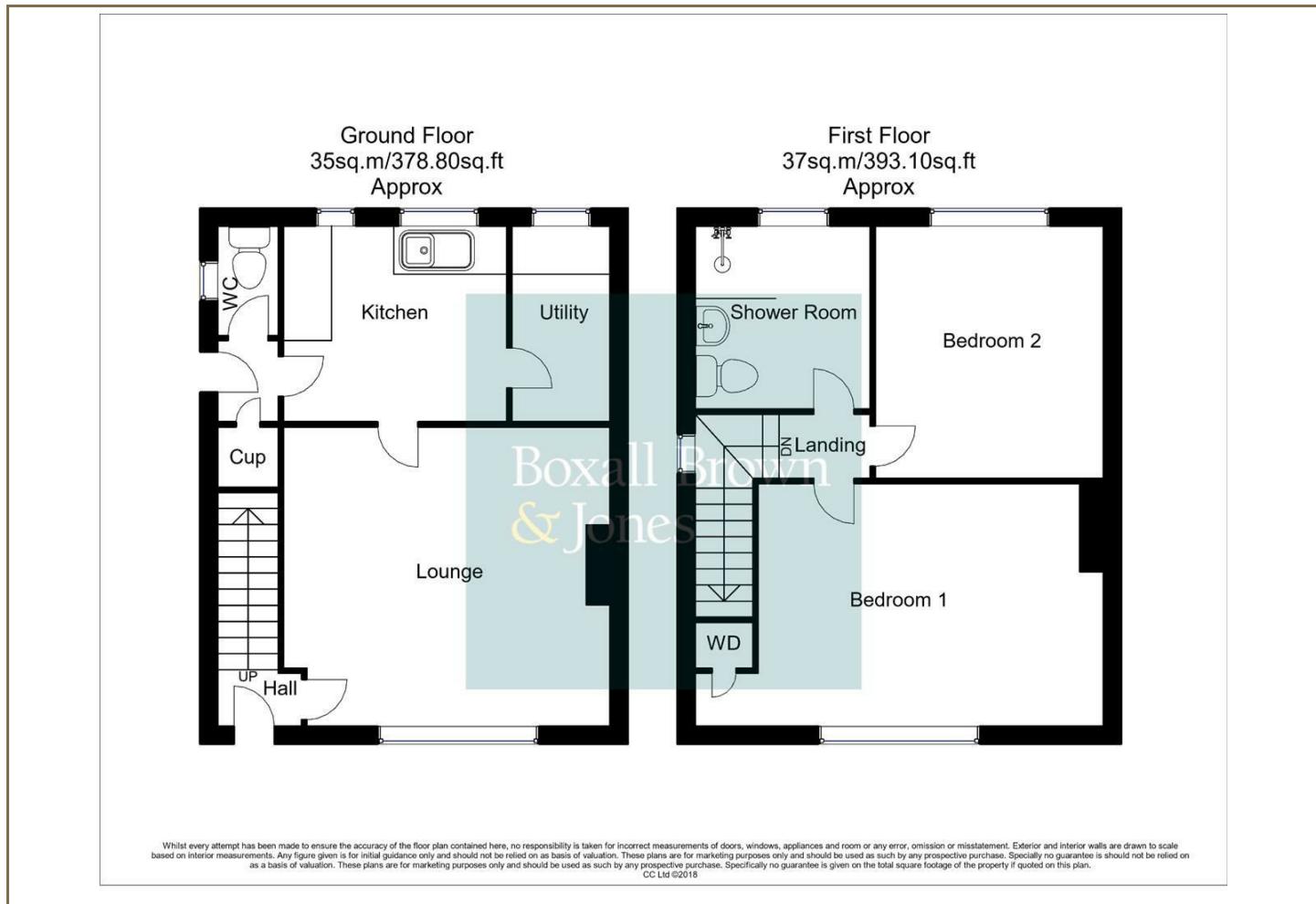
The neighbour has a rear and side right of way to access their garden.



## Road Map



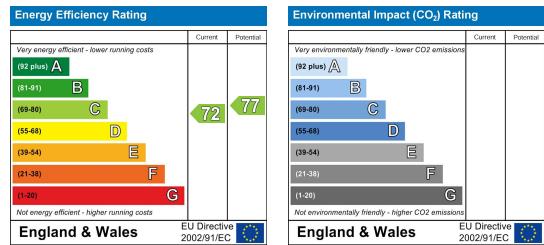
## Floor Plan



## 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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