



## 37 Madison Avenue, Chaddesden, Derby, DE21 6JA

**£180,000**



Situated in the heart of Chaddesden, within easy reach of local shopping facilities, this is a traditional three bedroom semi detached property. NO CHAIN



# 37 Madison Avenue, Chaddesden, Derby, DE21 6JA

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Internally the property benefits from an entrance hall, lounge, dining room, and kitchen with access to the rear. To the first floor there are three good sized bedrooms and bathroom.

Outside a particular feature of the property is the generous garden to the rear which is laid to lawn with a green house and two garden sheds. To the front elevation the property benefits from further well stocked borders and a driveway giving access to a single garage with up and over door.

Chaddesden is a highly sought after residential location and boasts a thriving shopping centre with a range of shops, pubs, cafes and medical facilities as well as being within easy reach of supermarkets.

Although this property does require some modernisation and improvement it is an ideal choice for a first time buyer or family purchaser.

Viewing highly recommended.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE PORCH

With double glazed windows and door to:

### ENTRANCE HALL

With staircase leading to the first floor, double radiator and access to:

## LOUNGE

11'11" x 13'1" (3.63m x 3.99m)

(Maximum measurement)

Double glazed window to the front elevation, gas fire with decorative surround and radiator.

## DINING ROOM

10'2" x 13'5" (3.10m x 4.09m)

With double glazed window overlooking the rear elevation, wall mounted gas fire and radiator.

## KITCHEN

7'10" x 13'4" (2.39m x 4.06m)

(Maximum measurement)

With a range of work surface/preparation areas, wall and base cupboards and space for a free standing gas cooker. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is a double glazed door to the rear, space for a washing machine, space for a fridge, space for a freezer and space for a tumble dryer. Double radiator and pantry cupboard with open shelving and frosted double glazed window.

## TO THE FIRST FLOOR

### LANDING

With frosted double glazed window overlooking the side elevation and access to a loft.

## **BEDROOM ONE**

11'10" x 10'9" (3.61m x 3.28m)

With double glazed window to the front elevation, radiator, fitted wardrobes and vanity table.

## **BEDROOM TWO**

13'2" x 10'1" (4.01m x 3.07m)

With double glazed window and radiator.

## **BEDROOM THREE**

6'2" x 7'10" (1.88m x 2.39m)

With double glazed window and radiator.

## **BATHROOM**

7'10" x 8'2" (2.39m x 2.49m)

(Maximum measurement)

With low level WC, wash hand basin with storage cupboard beneath and bath with Mira shower over, frosted double glazed window, heated towel rail and storage cupboard providing boiler with domestic hot water and central heating.

## **OUTSIDE**

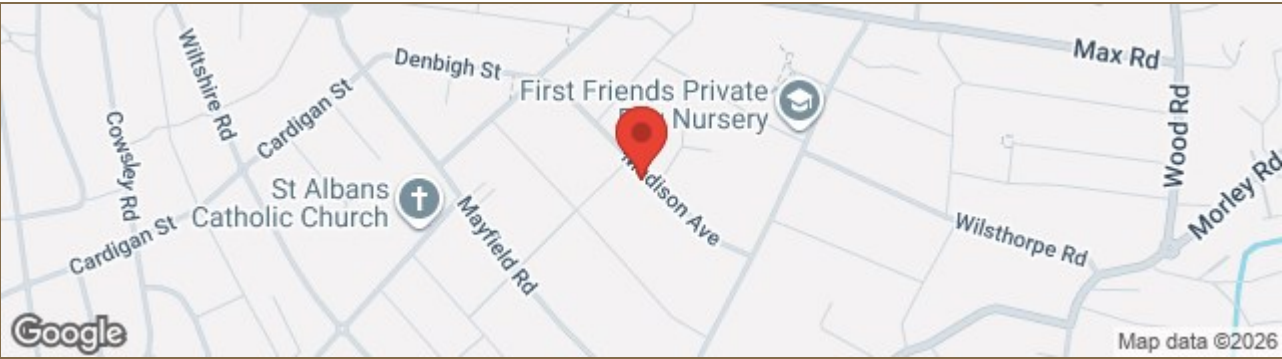
Outside the property benefits from an enclosed garden to the rear which is a particular feature of the property. The garden is overlooked by a patio area and leads down to a lawn with well stocked borders, greenhouse and two sheds.

To the front there is a further well stocked borders, gated driveway with car standing and access to:

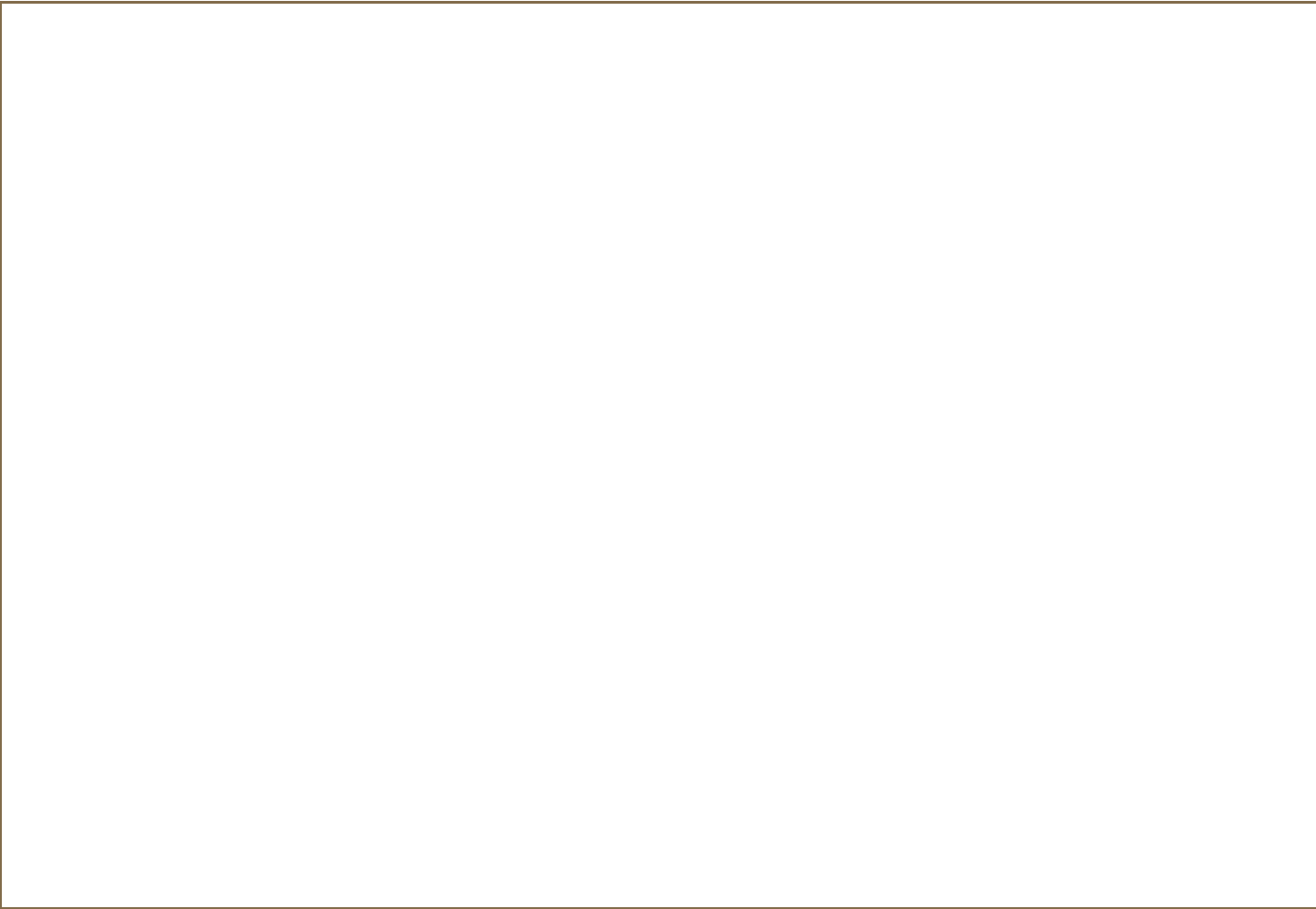
## **SINGLE GARAGE**

With up and over door.

## Road Map



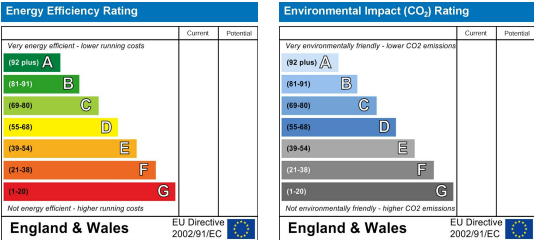
## Floor Plan



## 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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