



## 17 Amber Street, Allenton, Derby, DE24 8FT

**£160,000**



Situated in the heart of Derby, on a generous corner plot, this is a three bedroom semi-detached house close to local amenities.



# 17 Amber Street, Allenton, Derby, DE24 8FT

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Internally the spacious accommodation, which requires a programme of modernisation and improvement, briefly comprises an entrance hall with staircase leading to the first floor and understairs cupboard, lounge, kitchen with appliance space and door to rear and ground floor shower room. To the first floor are three bedrooms.

Outside the property benefits from a generous corner plot and benefits from gardens to the front, side and rear. The property has rear gates which open to a driveway providing car standing.

Situated within the heart of Derby, the house is only a short distance from the city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is within easy reach of local shops in Allenton and would be an ideal choice for a family purchaser or investor.

Viewing highly recommended.

## **ACCOMMODATION**

Entering the property through double glazed front door into:

### **ENTRANCE HALL**

With staircase leading to the first floor, double glazed window overlooking the side elevation and useful storage cupboard with electric meter box.

### **LOUNGE**

13' x 12'11" (3.96m x 3.94m)

With double glazed window to the front elevation, wall mounted gas fire and radiator.

### **KITCHEN**

9'8" x 12'10" (2.95m x 3.91m)

With a range of work surface/preparation areas, wall and base cupboards and space for a freestanding cooker. The room has a stainless steel sink unit and sink beneath a double glazed window overlooking the rear garden and there is appliance space, door leading to the rear, breakfast bar and wall mounted boiler providing domestic hot water and central heating.

### **GROUND FLOOR SHOWER ROOM**

5'9" x 5'9" (1.75m x 1.75m)

With low level WC, wash hand basin, heated towel rail and shower.

### **TO THE FIRST FLOOR**

### **LANDING**

With access to loft.

### **BEDROOM ONE**

13'2" x 12'4" (4.01m x 3.76m)

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

### **BEDROOM TWO**

9'8" x 8'10" (2.95m x 2.69m)

With double glazed window, storage cupboard and radiator.

### **BEDROOM THREE**

9' x 6'5" (2.74m x 1.96m)

With double glazed window and radiator.

### **OUTSIDE**

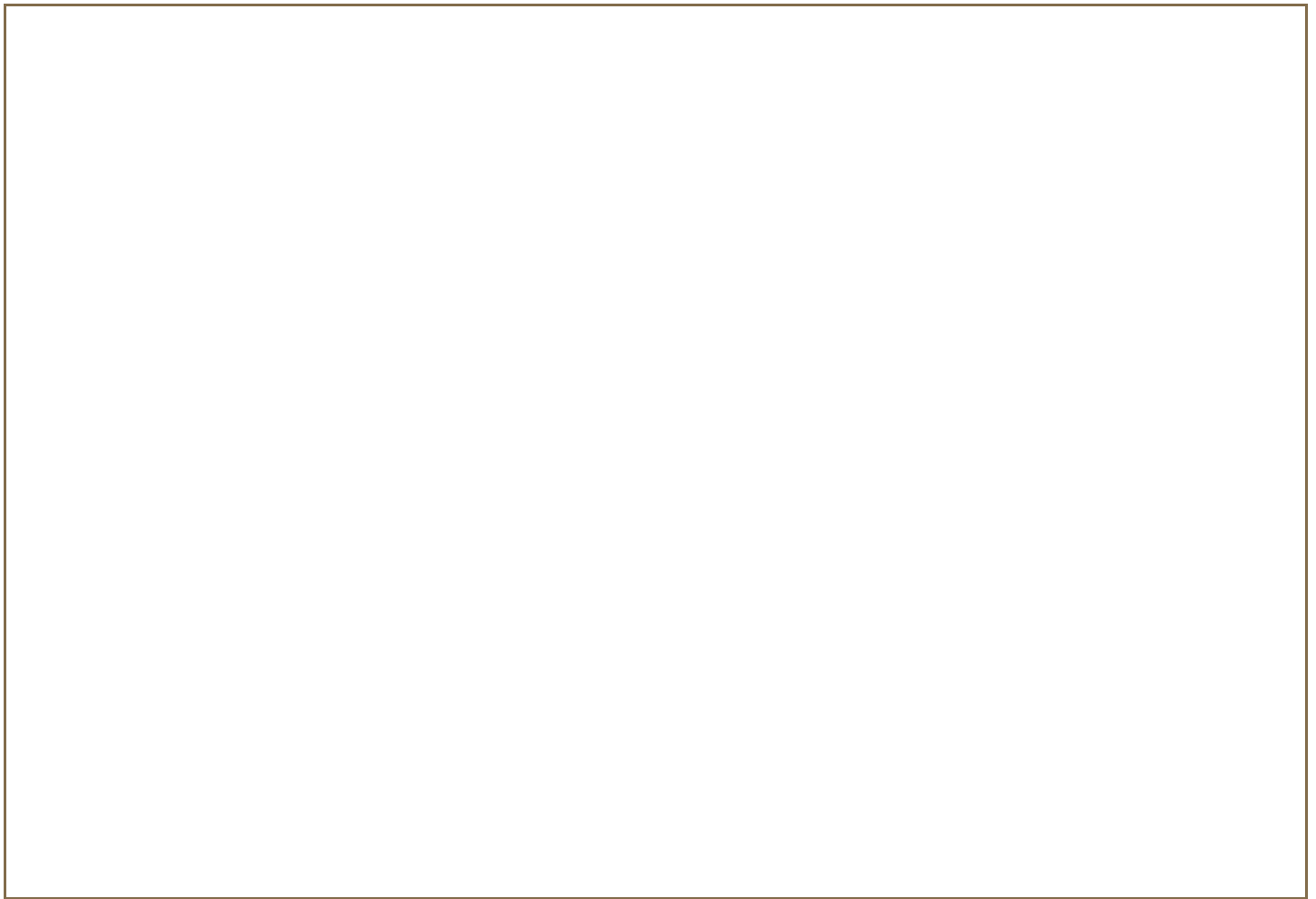
Outside the property benefits from a generous garden plot which would provide adequate space for extending the original house, subject to the appropriate planning and building regulation approval.

The property has a front, side and rear garden and there are double gates opening to a rear car standing space.

## Road Map



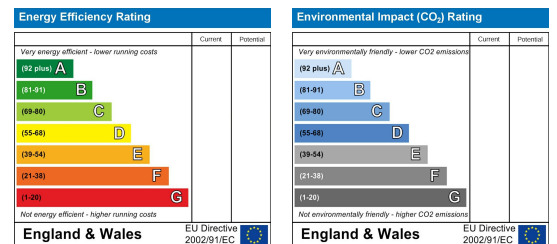
## Floor Plan



## 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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