



31 Friary Avenue, Allenton, Derby, DE24 9DD

£184,950



Within walking distance of local shopping facilities, this is a spacious three bedroom semi detached house which benefits from gas central heating and double glazing.



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DIRECTIONS

Enter Allenton along Osmaston Road and turn left onto Uppermoor Road. Turn right onto Friary Avenue where the property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises a double glazed porch with access to a hallway with stairs leading to the first floor. The ground floor is further complemented by a lounge with feature fireplace and kitchen with rear lobby having an understairs storage cupboard and further store. To the first floor the property benefits from a landing leading off to three bedrooms and there is a bathroom with shower over the bath.

Outside the property benefits from a generous garden to the rear which is overlooked by a patio area and to the front there is a further garden area with car standing on a narrow driveway leading to a detached garage.

Friary Avenue is a popular residential location situated within easy reach of the vibrant city centre of Derby and local shopping facilities at Allenton. The house is perfectly placed for ease of access to the ring road giving access to the A50, A52 and M1 corridor.

This family home, which backs onto playing fields at the rear, should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

DOUBLE GLAZED PORCH

With frosted double glazed windows and front door into:

HALLWAY

With staircase leading to the first floor and double radiator.

LOUNGE

13'8" x 13'10" (4.17m x 4.22m)

(Measurement taken to the centre of the bay window)

With walk in double glazed bay window to the front elevation, double radiator and feature fireplace with coal effect fire set within a decorative surround.

KITCHEN

8'10" x 13'7" (2.69m x 4.14m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit beneath a double glazed window overlooking the rear garden and there is appliance space, useful kitchen drawers, radiator and door to:

REAR LOBBY

Which has a double glazed door to the rear elevation, access to an understairs storage cupboard and further cupboard housing the meter boxes.

TO THE FIRST FLOOR

LANDING

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

FRONT BEDROOM ONE

10'2" x 11'5" (3.10m x 3.48m)

With double glazed window to the front elevation and radiator.

BEDROOM TWO

8'10" x 10'9" (2.69m x 3.28m)

With double glazed window overlooking the garden, radiator and storage cupboard housing the boiler providing domestic hot water and central heating.

BEDROOM THREE

6'6" x 6'11" (1.98m x 2.11m)

With double glazed window to the front and radiator.

BATHROOM

5'11" x 4'10" (1.80m x 1.47m)

With low level WC, wash hand basin and bath

with shower over the bath, complementary tiling, heated towel rail and frosted double glazed window.

OUTSIDE

Outside the property benefits from a generous garden to the rear which is mainly lawn with a patio area.

To the front elevation there is a further garden, car standing on a narrow driveway, which has wooden gates, leading to a:

DETACHED GARAGE



Road Map



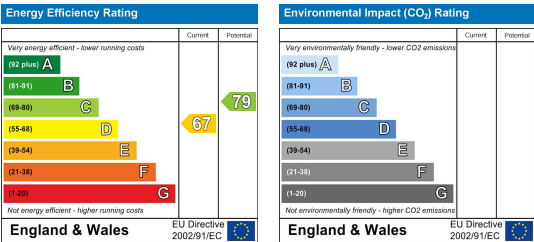
Floor Plan



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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