Robert Ellis

look no further. . .

Kirkdale Avenue,
Spondon, Derby
DE21 7HQ

£220,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN SPONDON, BEING A POPULAR AND ESTABLISHED LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, extended dining kitchen with useful pantry. The first-floor landing provides access to three bedrooms and a three-piece bathroom suite.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, front and rear gardens.

The property sits favorably within this popular and established residential location within easy reach of both Derby and Nottingham, excellent nearby amenities, schooling, and open space, as well as good road network links via the A52, M1, train stations and tram terminus.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

Please contact the office on 0115 648 5485 to arrange your viewing now!

Entrance Hallway
UPVC double glazed entrance door to the front, UPVC double glazed window to the side, stairs to the first floor, ceiling light point, tiled flooring, wall mounted radiator, alarm control panel, understairs storage cupboard and panelled doors to:

Living Room
14'9 x 12'3 approx (4.50m x 3.73m approx)
UPVC double glazed sectional bay window to the front, wall mounted double radiator, ceiling light point, decorative fireplace incorporating mantle, stone hearth and surround.

Fitted Kitchen
12'4 x 9'2 approx (3.76m x 2.79m approx)
UPVC double glazed window to the rear, range of matching wall and base units incorporating laminate work surface over, stainless steel sink with hot and cold mixer tap, space and plumbing for an automatic washing machine, space and point for free standing tumble dryer, integrated oven with four ring gas hob over, tiled splashbacks, stainless steel and glass extractor hood, tiling to the floor, UPVC double glazed window to the side, glazed doors to side lobby, ceiling light point, pantry with a UPVC double glazed window to the side, ceiling light point and power. Doorway through to:

Dining Room
10'6 x 9'5 approx (3.20m x 2.87m approx)
Coving to the ceiling, ceiling light point, wall mounted radiator, tiling to the floor, UPVC double glazed French doors to the rear garden.

Side Lobby
7'5 x 3'11 approx (2.26m x 1.19m approx)
UPVC double glazed window to the side, tiled floor, ceiling light point, doors to:

Ground Floor w.c.
2'11 x 5'8 approx (0.89m x 1.73m approx)
UPVC double glazed window to the side, low flush w.c., tiling to the floor, ceiling light point.

Brick Built Store
5'9 x 3'1 approx (1.75m x 0.94m approx)
Light, tiled floor, shelving for additional storage and power.

First Floor Landing
UPVC double glazed window to the side, wall mounted radiator, ceiling light point, loft access hatch, airing/storage cupboard and panelled doors to:

Bedroom 1
11'10 x 10'6 approx (3.61m x 3.20m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point and built-in wardrobe.

Bedroom 2
11'10 x 9'3 approx (3.61m x 2.82m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in storage cupboard.

Bedroom 3
9'8 x 7'11 approx (2.95m x 2.41m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobe over the stairs providing useful additional storage.

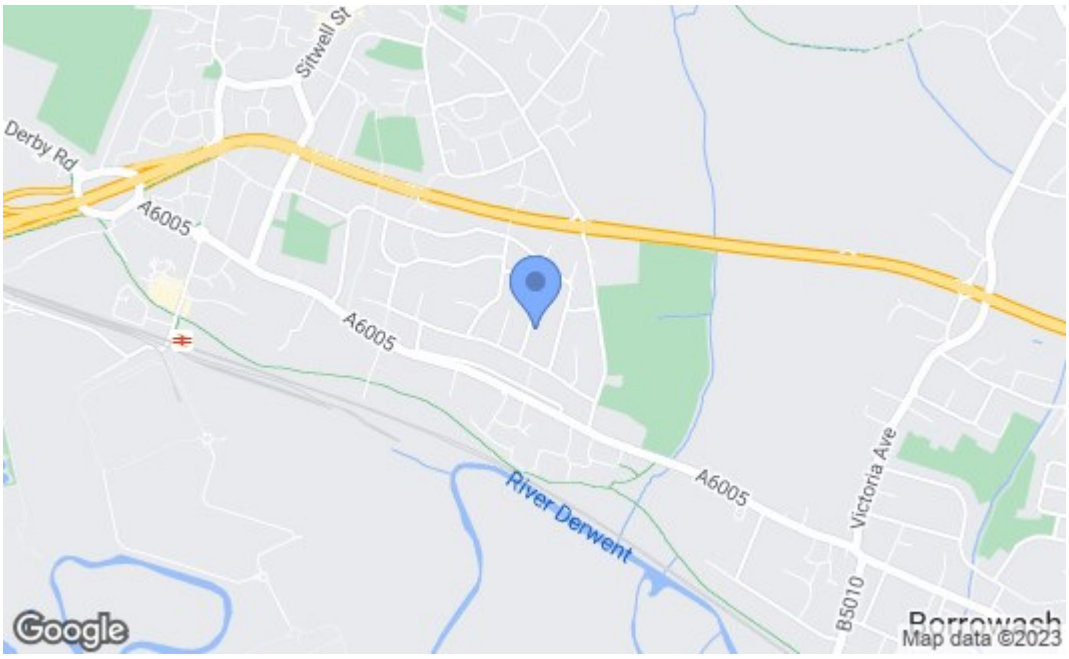
Bathroom
Comprising of a white three piece suite of a double ended panelled bath with rain water shower head over, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., UPVC double glazed window to the side, chrome heated towel rail, tiled splashbacks and ceiling light point.

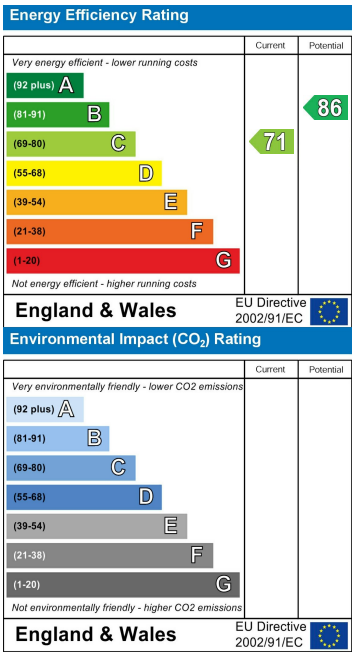
Outside
To the front of the property there is a good size gravelled driveway providing ample off the road vehicle hard standing, fencing and walls to the boundaries with raised flower beds.

To the rear thee is an enclosed garden laid mainly to lawn with patio area, fencing to the boundaries and outside security lighting.

Outhouse
9'3 x 6'7 approx (2.82m x 2.01m approx)
Side access door, UPVC double glazed window to the rear, light, power and shelving for additional storage.

Council Tax
Derby City Council Band A





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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