Robert Ellis

look no further...

Edale Drive,
Spondon, Derby
DE21 7PN

A PARTICULARLY DECEPTIVE THREE BEDROOM SEMI DETACHED BUNGALOW REQUIRING A GENERAL PROGRAMME OF MODERNISATION AND IMPROVEMENT

Offers Over £100,000

Freehold

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A PARTICULARLY DECEPTIVE THREE BEDROOM SEMI DETACHED BUNGALOW REQUIRING A GENERAL PROGRAMME OF MODERNISATION AND IMPROVEMENT.

This single storey dwelling is of non-standard construction, originally built as a prefabricated bungalow, which has had a modern brick skin added.

The internal accommodation comprises entrance hall, lounge with access to kitchen. The entrance hall also provides access for the three bedrooms and wet room/w.c.

The property is situated on an enclosed plot with gardens to the front and rear (which are currently overgrown.)

Situated in a cul de sac amongst similar dwellings, within this established residential suburb, which is close to local amenities and regular bus service.

This property comes to the market with vacant possession and great potential and we recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
15'10" x 5'10" (4.85 x 1.79)
Fitted cupboard, radiator, front entrance door, doors to bedrooms, wet room and lounge.

LOUNGE
18'0" x 11'10" (5.5 x 3.61)
Window to front. Door to kitchen.

KITCHEN
11'10" x 10'0" (3.62 x 3.06)
Stainless steel unit with single drainer and cupboard under, wall mounted gas combination boiler (for central heating and hot water - not tested,) window and door to rear.

BEDROOM 1
11'11" x 11'10" (3.65 x 3.63)
Window to front.

BEDROOM 2
11'11" x 9'8" (3.64 x 2.97)
Window to rear.

BEDROOM 3
11'11" x 7'8" (3.65 x 2.36)
Window to rear.

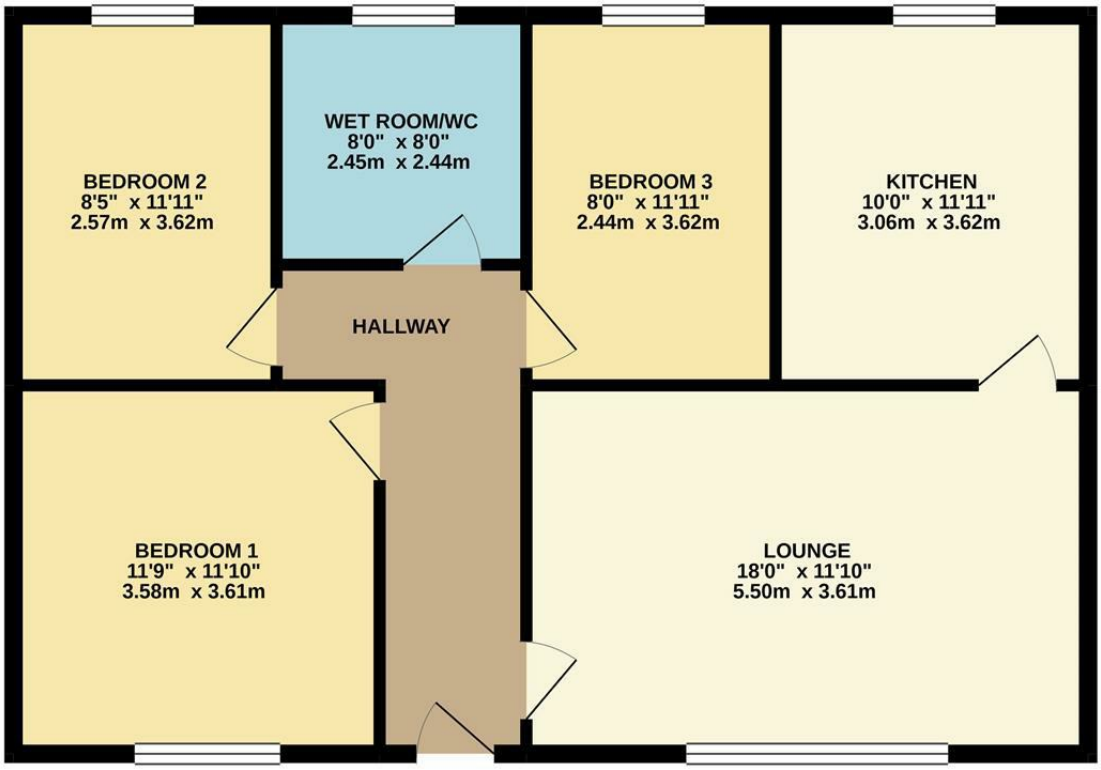
WET ROOM/W.C.
8'0" x 7'11" (2.46 x 2.43)
Wall mounted wash hand basin, low flush w.c. and shower area. Window and tiling to walls

OUTSIDE
Fenced in front garden, side pathway to rear garden where there is a sectional concrete shed. The gardens are currently overgrown.

DIRECTIONAL NOTE
From Nottingham, proceed towards Derby on the A52. Take the slip road off the A52 signposted 'Spondon and Ringroad.' Take the slip road to the ASDA island, turning first left onto the A6005 proceeding east to Spondon. Go straight over the roundabout and continue along the A6005, passing the traffic light junction, turning third left onto Borrowash Road. Following the road along taking the second left onto Deepdale Road and at the 'T' junction, turn right onto Milldale Road and as the road bends to the left, bear right onto Edale Drive where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 7111ps

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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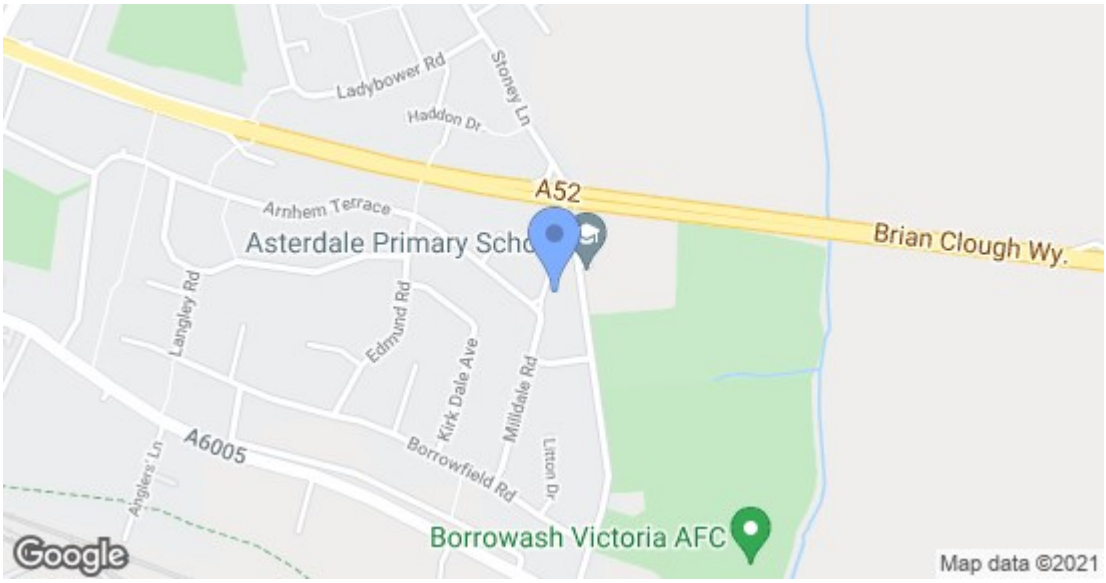

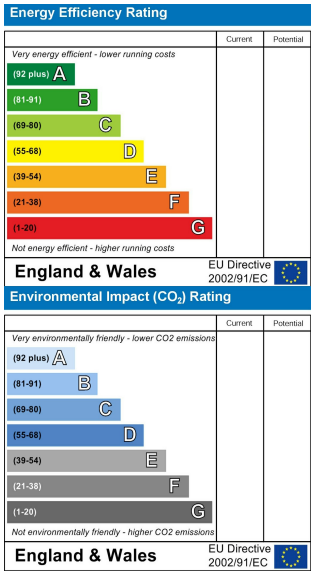

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044