

ESTATE AGENTS, VALUERS AND AUCTIONEERS

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14 Whitby Avenue, DE21 4GE

Offers Over £185,000



Three bedroom end terraced house located in Derby

An exciting opportunity to purchase a larger than average corner plot end terrace home with potential to extend (subject to planning permission) if required.



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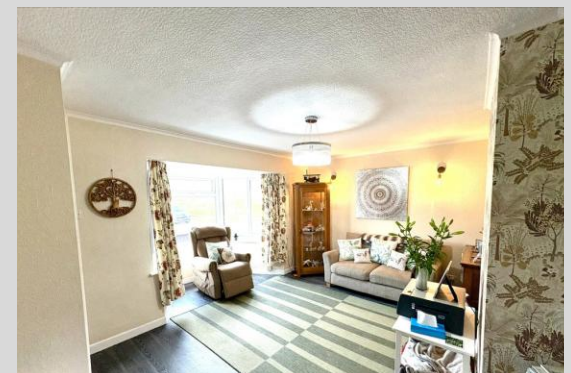
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Property Description

The three bedroom property has been very well kept throughout and benefits from a large driveway for several vehicles, detached garage and convenient location. Gas central heating and double glazing further benefit this home, while it's very much a move in condition there is also room for further improvements for a new owner to really make their mark.

It has a spacious bright living room and handy entrance porch with plenty of space for storage. The utility off the kitchen/diner is also great for having that separate work area. The rear low maintenance garden has a lovely patio seating area along with easy access to the good sized garage.

It is located with great access to the A38, Frank Whittle Way, M1 (North & South) and A610. Towns close by are Oakwood, Derby City Centre with transport links to Long Eaton and Derby and surrounding areas. It is also located close to: Paddock eatery; Windmill Inn, Breadsall Hilltop is a very traditional pub, Damsons Coffee House breakfast, lunch and afternoon teas are served in stylish surroundings which all rank high in the pubs, bars, cafes. The Meteor Shopping Retail Centre is within a short distance where you will find various stores including the Odeon cinema and Morrisons Supermarket, Currys and more.



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KITCHEN: 13' 5" x 9' 6" (4.11m x 2.9m) Double glazed uPVC window to the rear, fitted units with under and over storage, wood effect roll edge laminate work surface, appliance space for cooker, tiled splashback, under counter space for 1 appliance and space for fridge/freezer, 1½ stainless steel sink and drainer with a swan neck mixer tap, vinyl flooring, radiator with TRV. Door to pantry and utility.

LIVING ROOM: 14' 4" x 11' 1" (4.39m x 3.4m) Double glazed uPVC bay window to the front, laminate flooring, wall mounted vertical radiator with TRV.

UTILITY ROOM: 3' 10" x 9' 6" (1.19m x 2.9m) Double glazed uPVC window and door to the side, granite effect roll edge laminate work surface, under counter space for 2 appliances (plumbing for washing machine & dishwasher), vinyl flooring, storage cupboard, door leading to enclosed rear garden.

BEDROOM ONE: 11' 6" x 11' 6" (3.51m x 3.51m) Double glazed uPVC window to the rear, wall mounted radiator and carpet.

BEDROOM TWO: 8' 7" x 6' 11" (2.62m x 2.13m) Double glazed uPVC window to the front, over the stairs storage cupboard, wall mounted radiator and carpet.

BEDROOM THREE: 9' 6" x 5' 6" (2.9m x 1.7m) Double glazed uPVC window to the front, radiator and carpet.

SHOWER ROOM: 4' 11" x 5' 6" (1.5m x 1.7m) Fully ceramic tiled walls with border, beige marble effect vinyl flooring, inset spotlights, modern fitted wash basin with stainless mixer tap, walk-in cubicle with tray, electric shower with control knobs, shower head and hose.

SEPERATE WC: 0' 3" x 5' 6" (0.08m x 1.7m) Low level flush W/C.

GARAGE 20' 0" x 9' 10" (6.12m x 3.01m) Up and over door, plenty of storage space along with electrics.

OUTSIDE: To the front of the property is a lovely lawned garden area along with larger than average front driveway leading through a gate to the side of the property, access into the garage and access to the front porch of the property. The rear low maintenance garden offers shrubs and patio seating area, along with shed.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

