

3 Ness Walk, Allestree, Derby, DE22 2RY

Offers Around £245,000

Freehold



- No Upward Chain
- Excellent Potential
- Extended Accommodation
- Lounge
- Extended Dining Room
- Extended Kitchen
- Three First Floor Bedrooms
- Bathroom & Separate WC
- Enclosed Rear Garden
- Driveway & Garage





Summary

We are inviting best and final offers in writing by 11am on Thursday 2nd April to derby@fletcherandcompany.co.uk

This is an extended, three bedroom, semi-detached residence occupying a popular residential location in Allestree.

The property requires some modernisation and offers excellent potential. The accommodation comprises entrance hall, lounge, extended dining room, extended kitchen, three first floor bedrooms, bathroom and separate WC.

The property is set back behind a driveway and gives access to a garage. To the rear of the property is a good size lawn garden.

F&C

The Location

Located in Allestree, a very popular suburb of Derby, with an excellent range of amenities including Portway and Lawn primary schools, Woodlands secondary school, Park Farm shopping centre, Blenheim Parade shops, a regular bus service and easy access to local parks and the city centre.

Accommodation

Entrance Hall

10'1" x 6'5" (3.08 x 1.96)

An entrance door provides access to hallway with central heating radiator, useful cupboard and staircase to first floor.

Lounge

12'9" x 10'10" (3.89 x 3.32)

With gas fire, fitted storage, central heating radiator, window to front and doorway to extended dining room.



Extended Dining Room

18'5" x 9'1" (5.63 x 2.77)

Having a central heating radiator and sliding patio door to garden.



Extended Kitchen

16'0" x 8'0" (4.88 x 2.46)

Comprising wood effect worktops, tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob, built-in oven and dishwasher, appliance space suitable for fridge freezer and washing machine, pantry, window to rear and door to side.



First Floor Landing

8'1" x 4'6" (2.48 x 1.38)

A semi-galleried landing with window to side.

Bedroom One

12'9" x 8'3" (3.91 x 2.52)

With central heating radiator, fitted wardrobe, dressing table and window to front.

Bedroom Two

10'6" x 9'11" (3.21 x 3.04)

Having a central heating radiator, fitted wardrobe, dressing table, cupboards and window to rear.

Bedroom Three

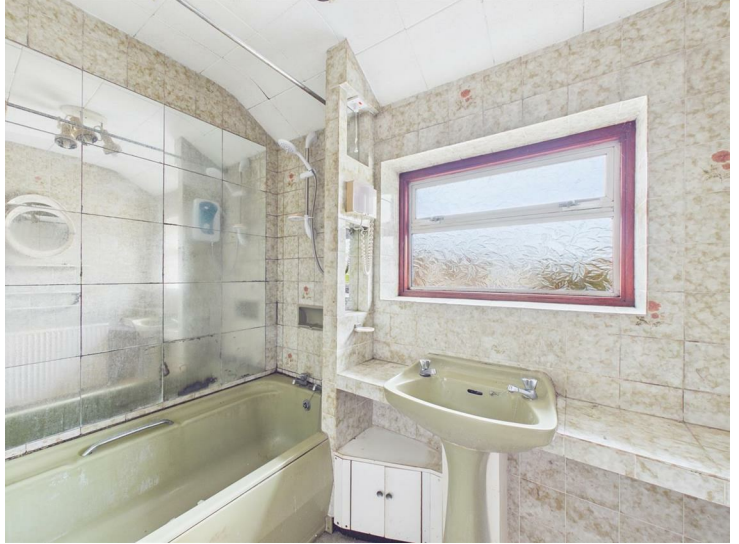
9'5" x 7'5" (2.89 x 2.27)

With central heating radiator, fitted cupboard and window to front.

Bathroom

7'6" x 5'6" (2.29 x 1.70)

Partly tiled and appointed with wash handbasin, bath, central heating radiator and window to rear.

**Separate WC**

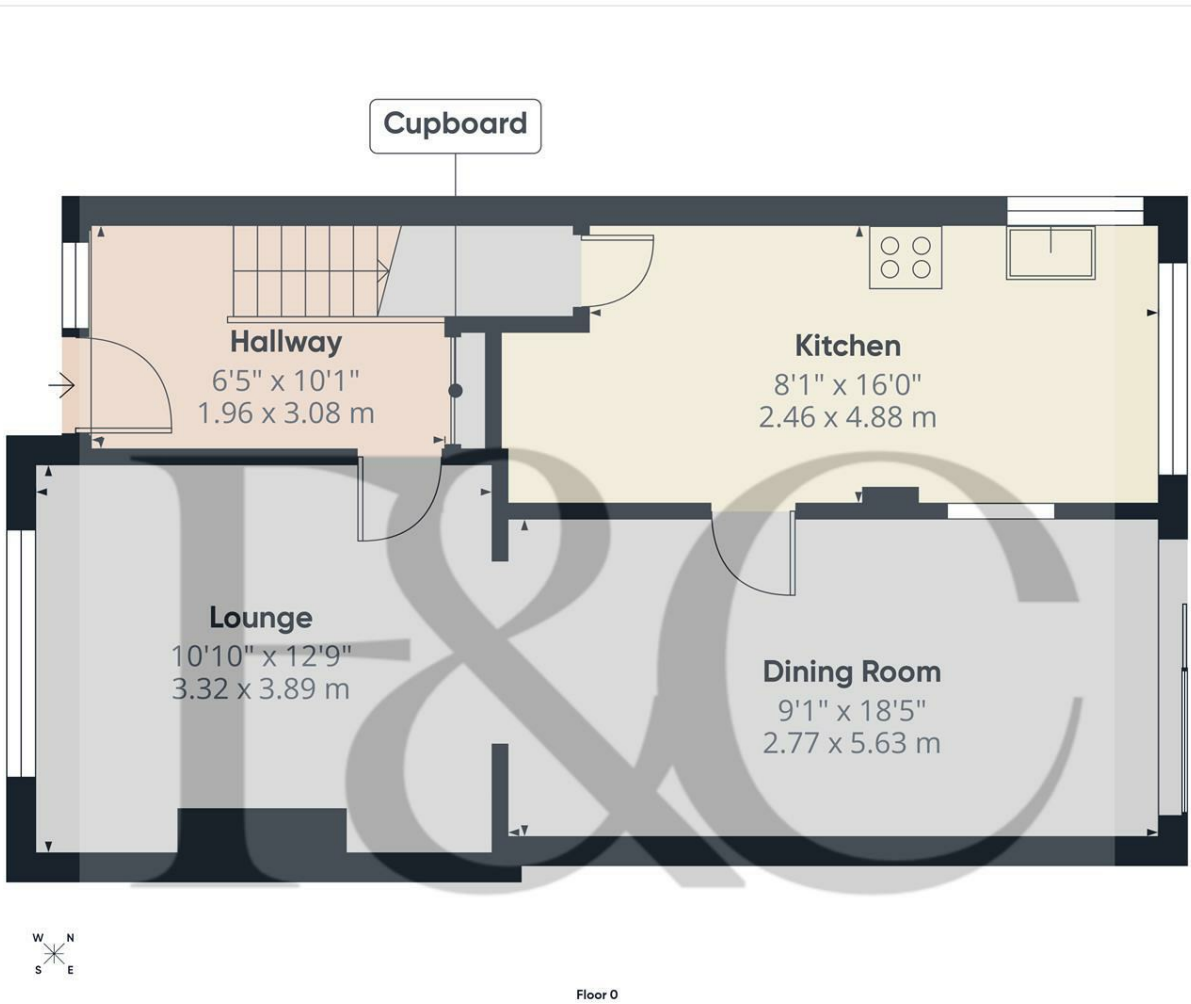
4'6" x 2'5" (1.38 x 0.76)

Appointed with a low flush WC and window to side.

Outside

The property is set back behind a lawn garden with block paved driveway and gates leading to a detached garage. There is an enclosed rear garden with lawn, hedging, pond and pleasant open outlook.

Council Tax Band C

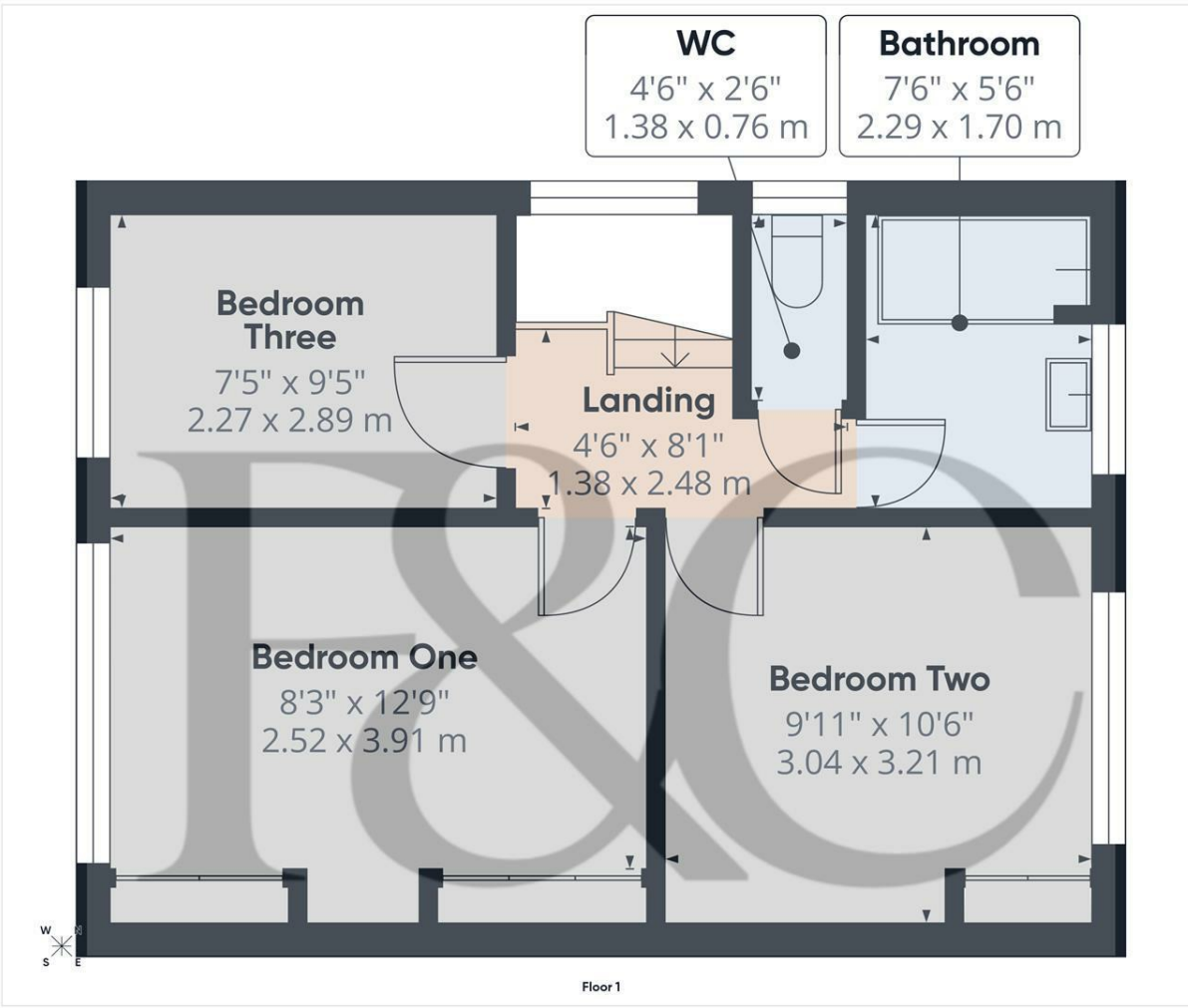


Approximate total area^m
527 ft²
49 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area^m
375 ft²
34.8 m²

(1) Excluding balconies and terraces

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3 Ness Walk
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Council Tax Band: C
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

