Fletcher
& Company

53 Hall Street, Alvaston, Derby, DE24 8SU

Offers Around £169,950

Freehold

- Three Storey Accommodation
- Spacious & Well-Presented
- Ideal Investment Property
- Entrance Hall
- Lounge & Dining Kitchen
- First Floor Bedroom & Bathroom
- Two Further Bedrooms to Second Floor
- Enclosed Rear Garden
- Convenient Location
- Close to Amenities

Summary

This is a spacious, well presented, three storey, three bedroom, mid-townhouse occupying a popular convenient location in Alvaston.

The property is arranged over three floors and features entrance hall, lounge, open plan dining kitchen, first floor bedroom and bathroom. There are two further bedrooms to the second floor.

The property has an enclosed rear garden and has on street parking.

The property would make an ideal investment property for a buy to let investor or an owner occupier.

derby@fletcherandcompany.co.uk 01332 300558 www.fletcherandcompany.co.uk

The Location

The property is convenient for London Road which offers an excellent range of facilities and easy access into Derby City centre.

Accommodation

Ground Floor

Entrance Hall

7'6" x 5'2" (2.29 x 1.58)

A panelled entrance door provides access to hallway with staircase to first floor and door to cellar.

Lounge

10'7" x 10'4" (3.25 x 3.17)

Having a central heating radiator and double glazed window to front.

Open Plan Dining Kitchen
20'2" x 10'1" (6.15 x 3.08)

Dining area
A spacious dining area with central heating radiator and wood effect flooring.

Fitted Kitchen

Comprising wood grain effect preparation surfaces extending to breakfast bar, matching upstands, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, appliance based suitable for a free standing gas cooker with extractor hood over, built-in fridge freezer, dishwasher and microwave and double glazed door and window to rear.

First Floor Landing

7'11" x 5'2" (2.43 x 1.60)

A semi-galleried landing with staircase to second floor.

Bedroom One

10'11" x 10'6" (3.33 x 3.22)

Having a central heating radiator and double glazed window to front.

Bathroom
11'1" x 10'5" (3.40 x 3.18)
A spacious room with a suite comprising low flush WC, pedestal wash handbasin, free standing roll edge claw foot bath with shower attachment, separate shower cubicle, chrome towel radiator, appliance space suitable for washing machine and tumble dryer and double glazed door to rear.

Second Floor Landing
7'5" x 5'0" (2.28 x 1.53)
A semi-galleried landing.

Bedroom Two
10'9" x 10'4" (3.30 x 3.17)
Currently used as an office with central heating radiator and double glazed window to front.

Bedroom Three
11'5" x 10'3" (3.49 x 3.13)
With central heating radiator and double glazed window to rear with open views.

Outside
To the rear of the property is a good sized, enclosed garden with stone patio, lawn, well-maintained timber fencing and pleasant open aspect.

Council Tax Band A

Floor 0

Floor 1

Floor 2

Approximate total area(1)

912 ft²
84.8 m²

Reduced headroom

13 ft²
1.3 m²

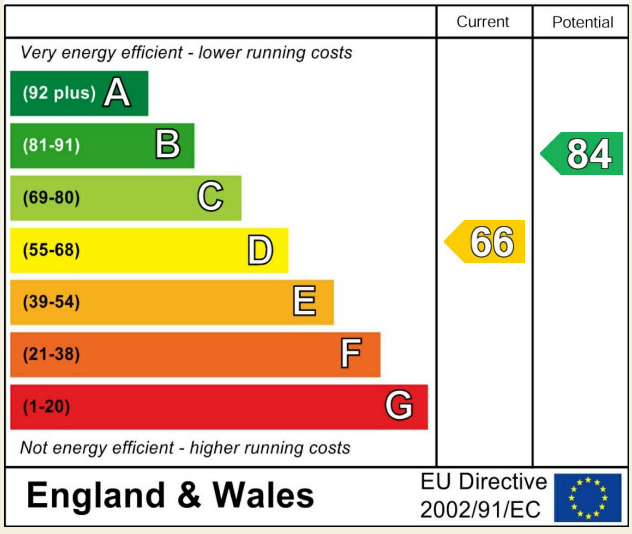
(1) Excluding balconies and terraces

Reduced headroom
------ Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

53 Hall Street
Alvaston
Derby
DE24 8SU

Council Tax Band: A
Tenure: Freehold