



Not for marketing purposes INTERNAL USE ONLY

Hardwick Avenue
Allestree Derby



Property Description

Nestled within a quiet, residential street, the home is ideally positioned for excellent schools, local amenities, and convenient transport links to Derby city centre and beyond.

Allestree is renowned for its green open spaces, including the picturesque Allestree Park and has a strong community feel with a range of nearby shops, cafes, and supermarkets.

In brief, the property comprises of an Entrance/Hallway, a spacious lounge to with a large window to the front of the property. A dining area to the rear of the property joining the kitchen. To the first floor there are three bedrooms and a separate toilet and bathroom.

Lounge

16' 4" plus bay windows x 9' 8" plus recess (4.98m plus bay windows x 2.95m plus recess)

Located to the front of the property, the living room features a large window that floods the space with natural light

Dining Room

9' 8" x 10' 8" (2.95m x 3.25m)

Open to the living room, the dining area offers ample space for a family dining table and enjoys views over the rear garden.

Kitchen

7' 5" x 9' 8" (2.26m x 2.95m)

A rear window overlooks the garden, and there's convenient side access to the driveway and garage.



Bedroom One

10' 8" plus bay windows x 13' 1" into recess (3.25m plus bay windows x 3.99m into recess)

A spacious double bedroom to the rear of the property with double glazed windows and carpet flooring.

Bedroom Two

13' 1" into recess x 10' 8" (3.99m into recess x 3.25m)

Another well-proportioned double room to the front of the property.

Bedroom Three

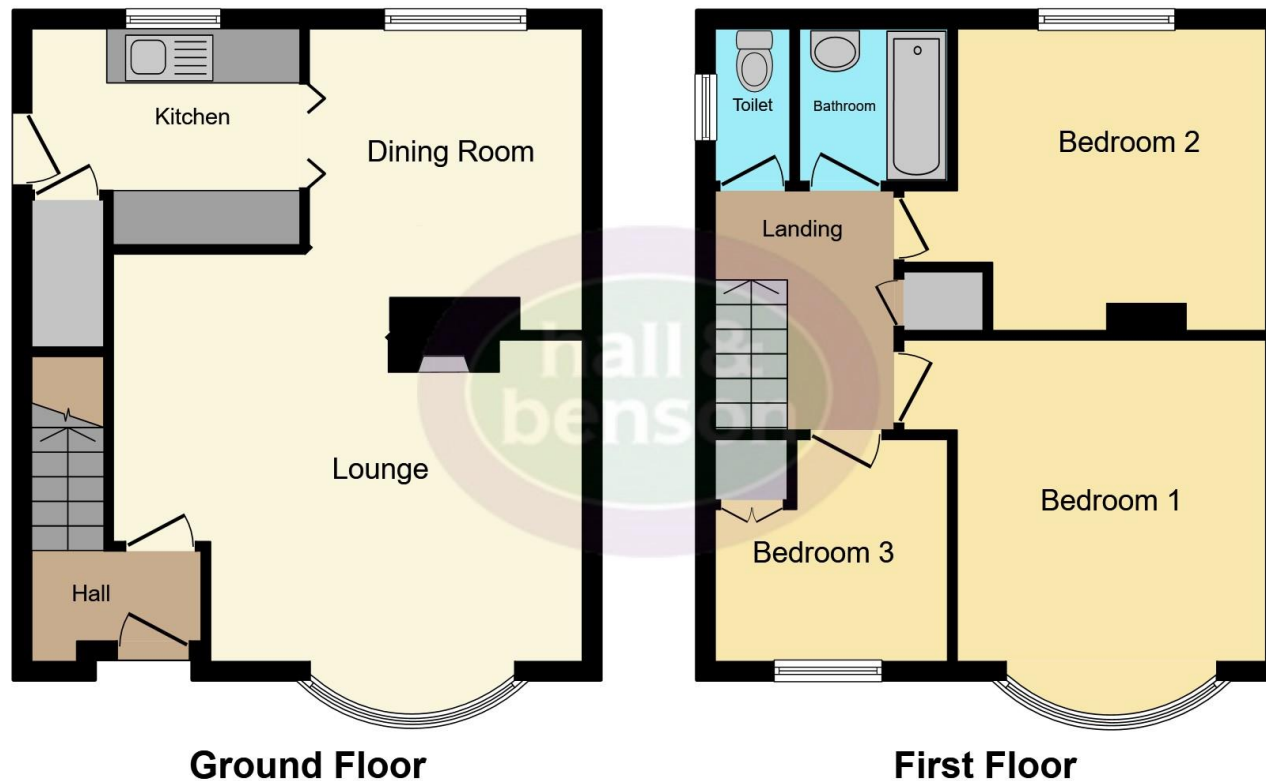
8' 2" x 7' 8" (2.49m x 2.34m)

A single bedroom to the front of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating:
 Awaited

check out more properties at hallandbenson.co.uk

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102327 - 0001