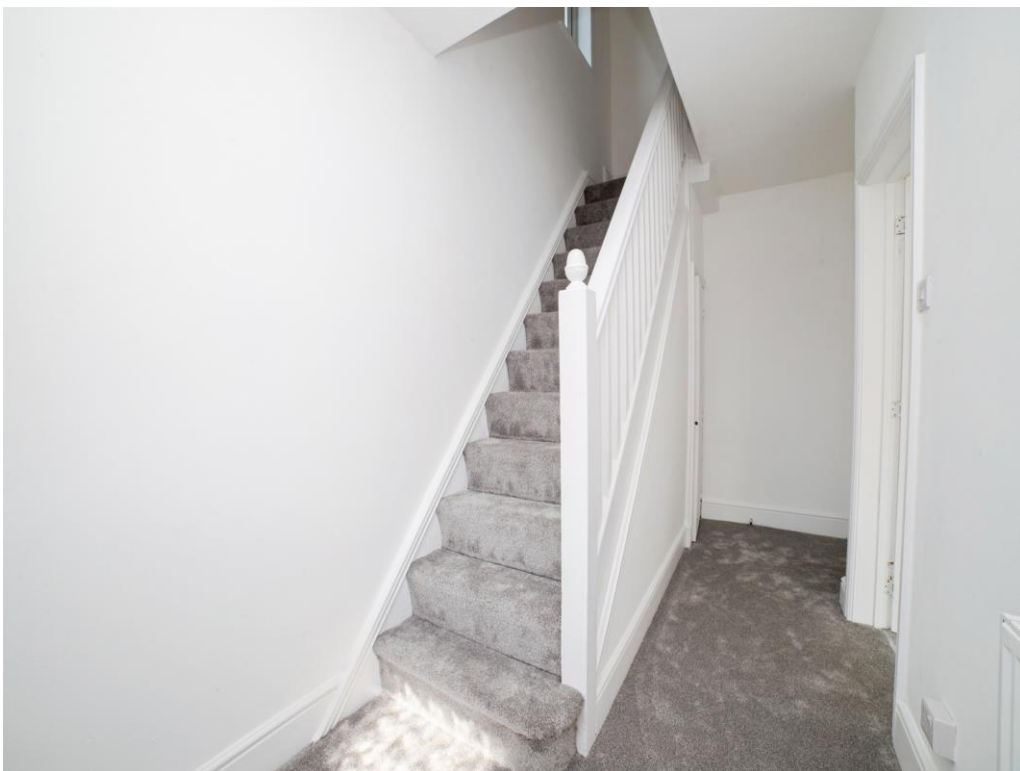




Brackens Avenue
Alvaston Derby



Property Description

Hall and Benson are pleased to present this well sized three bedroom semi-detached property in Alvaston. Brackens Avenue is in close proximity to a wide variety of local amenities such as , shops schools , bus routes and good road links.

In brief the property comprises of an entrance hallway , lounge, and modern kitchen diner. To the first floor are three well proportioned bedrooms and a modern family bathroom. Outside there is off road parking with garage and a private and rear garden. The property needs to be viewed to truly appreciate what the accommodation has to offer.

Ground Floor

Entrance Hallway

The property is accessed via the new front entrance door leading into the hallway where there is stairs off to the first floor and new carpet flooring.

Lounge

Having double glazed windows to the front elevation and new carpet flooring.

Dining Area

Having carpet flooring, a radiator and double glazed sliding door leading to the rear garden. and access to the kitchen.

Kitchen

Having a brand new fitted kitchen with wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated electric oven with induction hob and extractor over, tiled splashbacks, laminate flooring and double glazed windows to the rear.



First Floor Landing

Having carpet flooring, double glazed window to the side elevation and doors off to all first floor rooms.

Bedroom One

Having double glazed window to the front elevation, carpet flooring, a radiator and built-in wardrobes.

Bedroom Two

Having double glazed window to the rear elevation, carpet flooring, a radiator and built-in wardrobes.

Bedroom Three

Having double glazed window to the front elevation, carpet flooring and a radiator.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C, aquaboard walls, laminate flooring and double glazed obscured window to the rear.

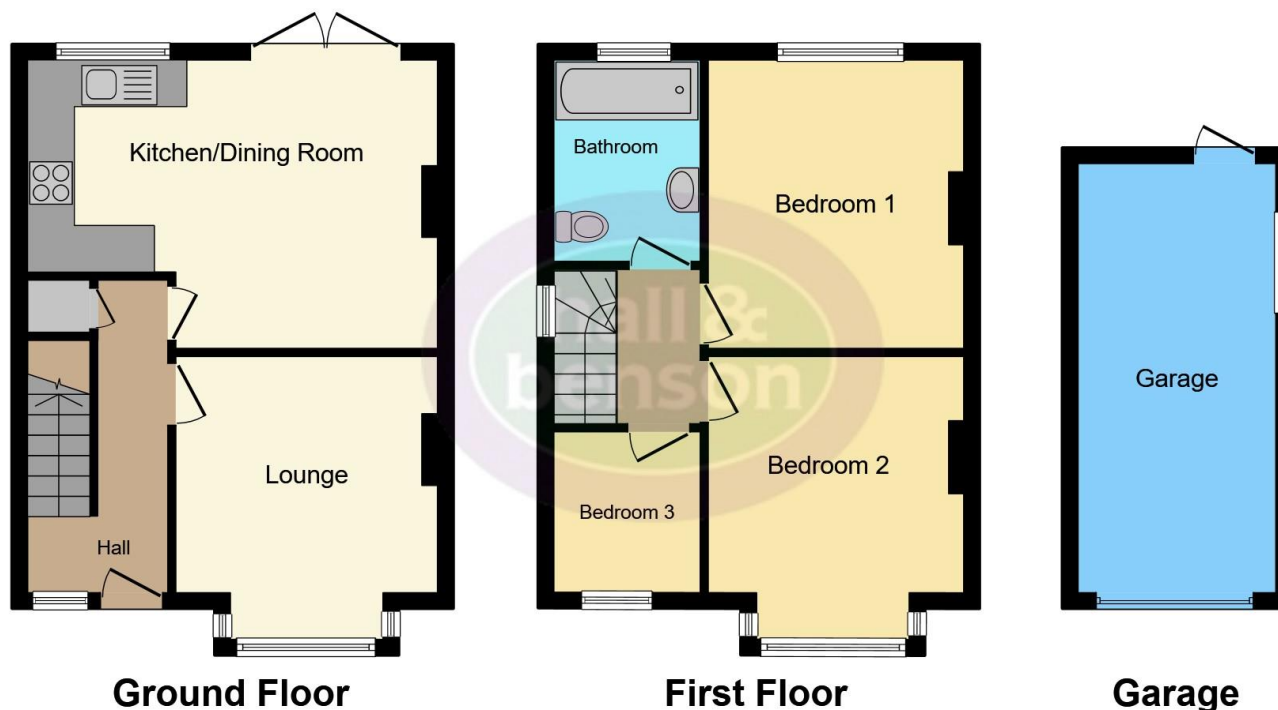
Front

Rear









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

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EPC Rating: D Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ATR102480

Tenure: Freehold



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