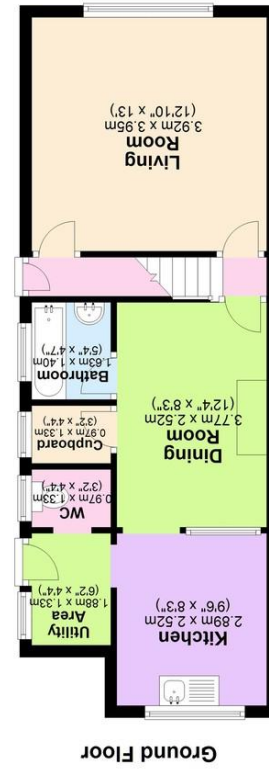
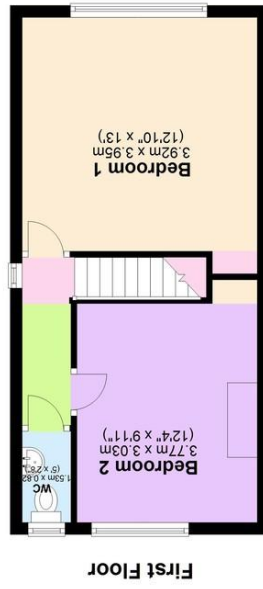


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



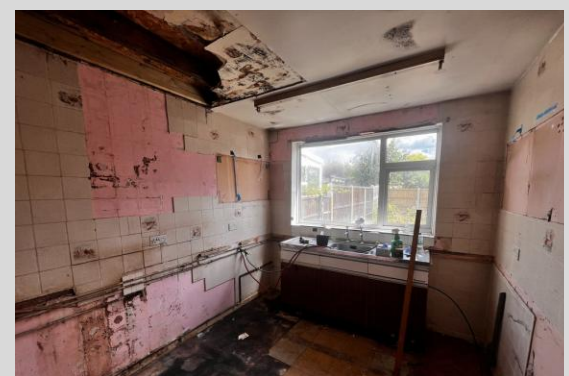
Derby Road
 Long Eaton
 Nottingham
 NG10 1LU
 Tel: 01159468946
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 www.wallacejones.co.uk



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 ESTATE AGENTS, VALUERS AND AUCTIONEERS

35 Woodland Avenue, Breaston, Derbyshire, DE72 3AN

Offers Over £160,000



Two bedroom semi detached house located in Breaston, Derbyshire

For sale with VACANT POSSESSION AND CHAIN FREE a two double bedroom semi detached house requiring full works throughout but i deally located in the sought after area of Breaston.

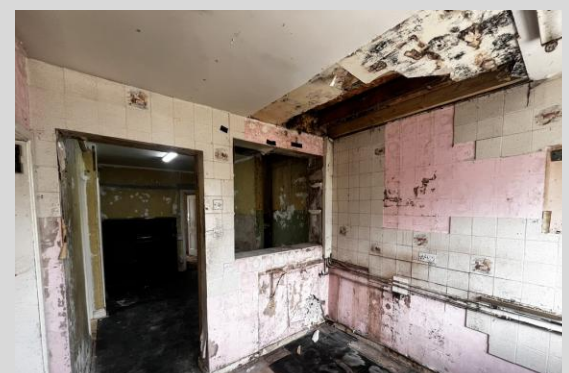


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Property Description

Chain free and vacant possession, a two double bedroom semi detached house situated in the desirable and sought after area of Breaston. Offered to the market this house requires full renovation but is ready for someone to benefit from refurbishment either to then live in or to re-market. A rear single extension benefits the property and could further more create a second story extension if required. To fully appreciate the amount of work required early viewing is advised.

Currently the property comprises, entrance, living room, dining room, kitchen, utility area, downstairs bathroom and WC, two bedrooms and further upstairs WC. Outside to the front of the property is a path leading to the side entrance and to the rear garden. There is space to create a driveway at the front if required. The rear garden is partly patio and lawn and benefits from new fences.



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Breaston has a number of local shops, schools for younger children, three pubs, a bistro restaurant and several coffee eateries. Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and schools for older children, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

