

Wellesley Avenue, Sunnyhill

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Offers in excess of
£210,000



This property at a glance:



1



2



1



2



D



Watch the video



Wellesley Avenue, Sunnyhill



Mikaela says:

"This is a spacious bungalow with tons of potential! Outside to the front, there's a low maintenance gravel/slatted garden area offering potential space for further parking and access to a single garage. Inside, the hallway is a lovely bright space where there are multiple storage cupboards which is really useful. The living room runs from the front to the rear of the home making for a bright and open space with dual aspect windows.

The kitchen is to the rear of the home where there's space for appliances, plenty of storage and even a pantry. There's access to the back garden from here too. The hallway leading off the kitchen leads through to two generous double bedrooms, both with fitted wardrobes and lots of room for furniture. There's a good sized family shower room too! The back garden is my favourite part of the home. There's access into the garage, a storage shed incorporated into the back of the home where there is power and water, some beautiful planters and plenty of sunshine! There's some modernising to be done here, but there's so much potential for this to be a fantastic home in a great area."



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Did you spot...

This spacious 2 bed bungalow is for sale with no upward chain



A message from the seller:

"This was my parents home where they lived for forty years, they were very happy there surrounded by kindness and caring neighbours. There are local shops nearby, buses run frequently from the end of the road, and there are four schools within walking distance. There is a lovely park and pond just at the end of the road where you can see wildlife most days."





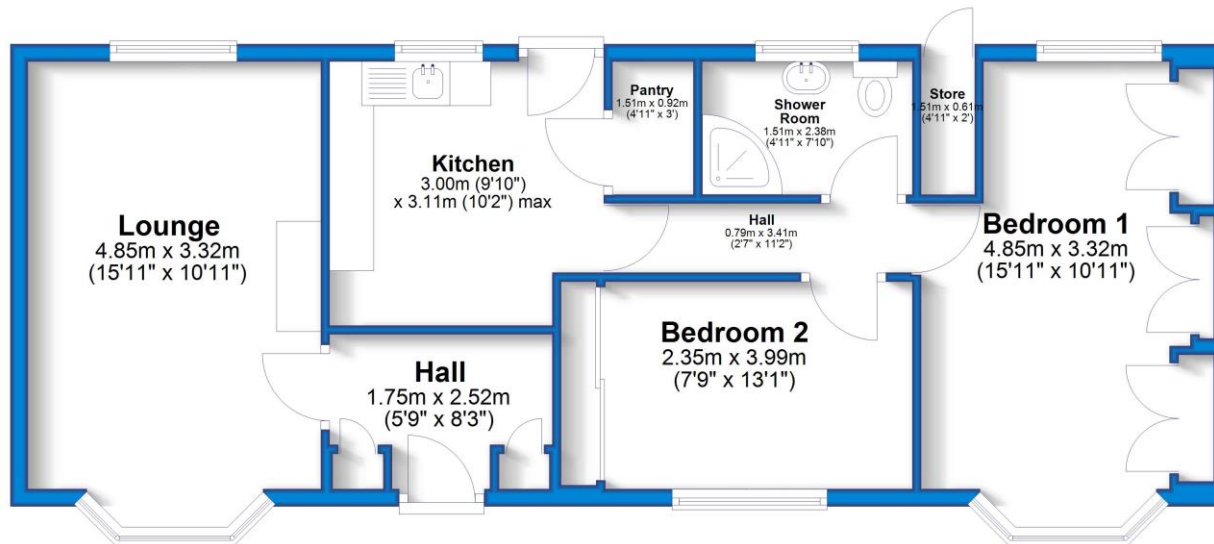
Floor Plan



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Ground Floor

Approx. 65.8 sq. metres (707.8 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Key Features:

- EPC RATING D
- SPACIOUS 2 BEDROOM BUNGALOW
- CLOSE TO AMENITIES
- DRIVEWAY PARKING WITH A SINGLE GARAGE
- GOOD SIZED GARDEN
- LOTS OF STORAGE
- NO UPWARD CHAIN



About the area:

A popular suburb of Derby, Sunnyhill has plenty of local amenities around from a Tesco Express, to local shops, takeaways and easy access to the main road links. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



Schools:

Gayton Primary School is in the vicinity, with the secondary school being Derby Moor Academy or City of Derby Academy in neighbouring Littleover and Sinfin.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to view the property video.

