

181 Sinfin Avenue, Shelton Lock, DE24 9QB

Offers Around £148,500

Freehold



- No Upward Chain
- Double Glazing & Gas Central Heating
- Ideal First Time Buy or Investment
- Hall & Spacious Lounge
- Kitchen
- Two First Floor Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Off-Road Resident's Parking
- Close to Excellent Facilities
- Easy Access to Excellent Transport Links





Summary

Ideal First Time Buy or Investment - This is a well-positioned, two bedroom, mid-townhouse in a popular location in Shelton Lock. The property is double glazed and gas central heated with entrance hall, lounge/dining room, kitchen, two first floor bedrooms and a bathroom. There is a low maintenance garden to the rear of the property and an off-road resident's parking area.

F&C

The Location

Shelton Lock is a popular suburb, south of Derby City centre, offering an excellent range of shops and facilities as well as schooling. There is easy access to the Ring Road and the A50 with a regular bus service into Derby City centre.

Accommodation

Ground Floor

Entrance Hall

6'2" x 3'1" (1.88 x 0.94)

With central heating radiator and staircase to first floor.

Lounge / Dining Room

12'8" x 12'6" (3.88 x 3.82)

Having a central heating radiator, understairs storage cupboard, sliding double glazed patio doors to garden and access to kitchen.



Kitchen

8'2" x 6'7" (2.51 x 2.02)

Comprising granite effect U-shaped worktops, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for freestanding cooker, washing machine and fridge freezer and double glazed window to front.



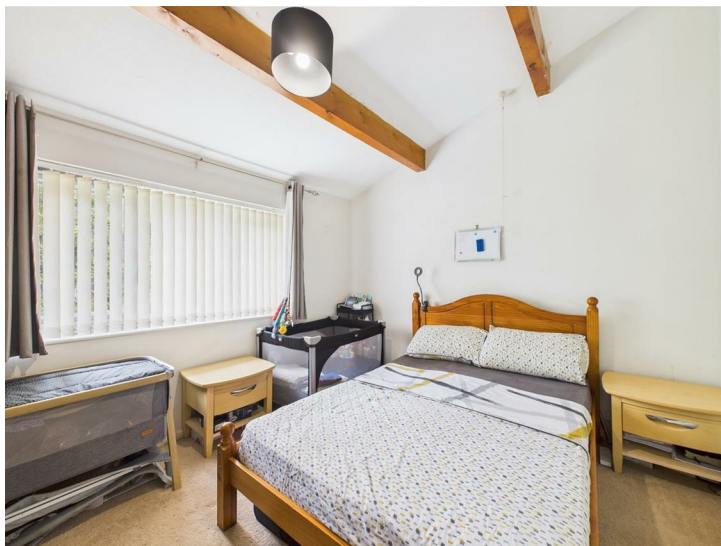
First Floor Landing

5'5" x 2'10" (1.67 x 0.87)

Bedroom One

12'4" x 9'11" (3.78 x 3.04)

With central heating radiator, feature exposed beam ceiling and double glazed window to rear.



Bedroom Two

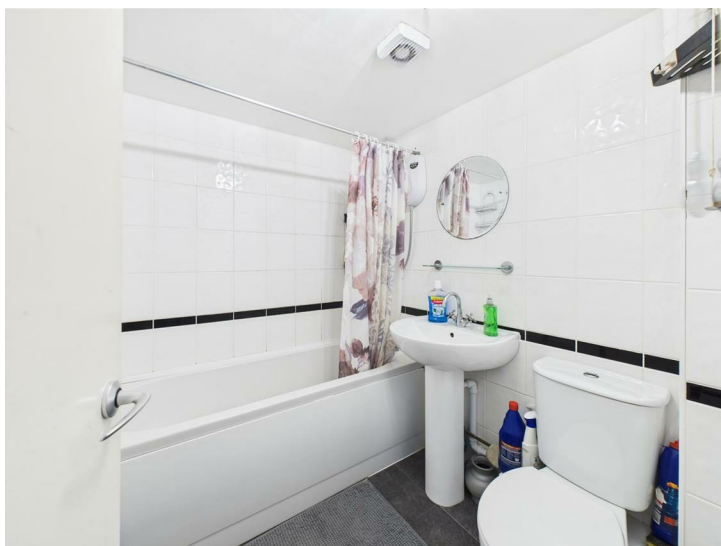
12'5" x 5'4" (3.80 x 1.63)

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

Bathroom

6'5" x 5'6" (1.98 x 1.68)

Appointed with a low flush WC, pedestal wash handbasin, bath with shower over and chrome towel radiator.

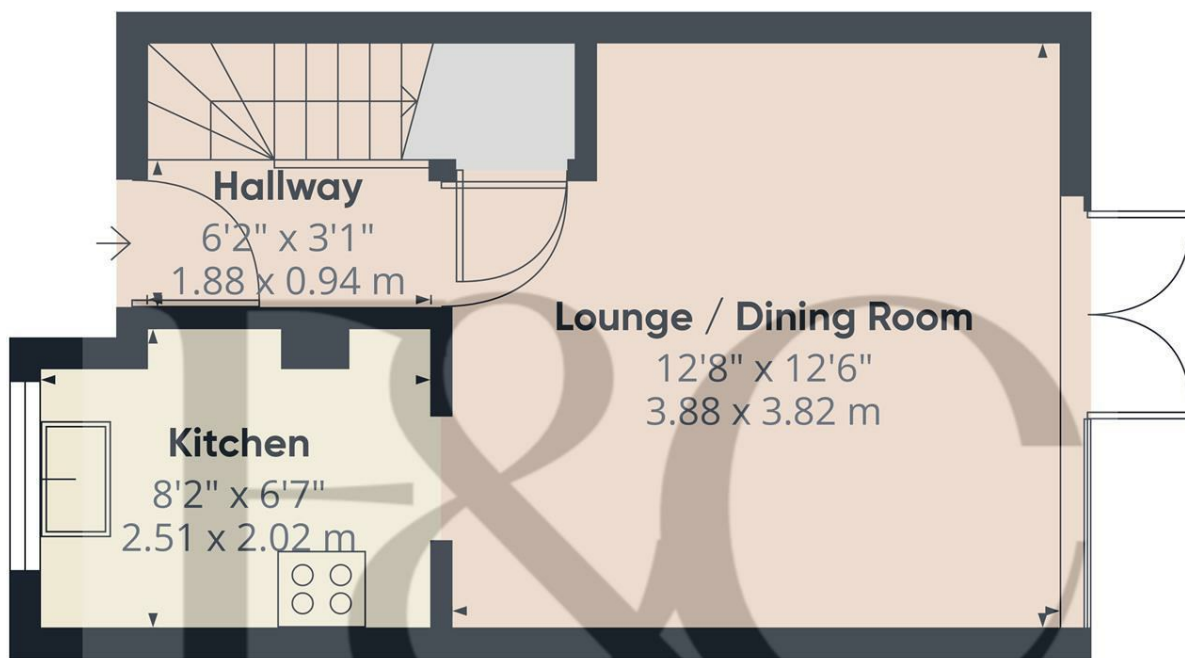


Outside

To the rear of the property there is a low maintenance garden. The property has two assigned parking spaces to the left hand side of the block of terraces in the resident's parking area.



Council Tax Band A



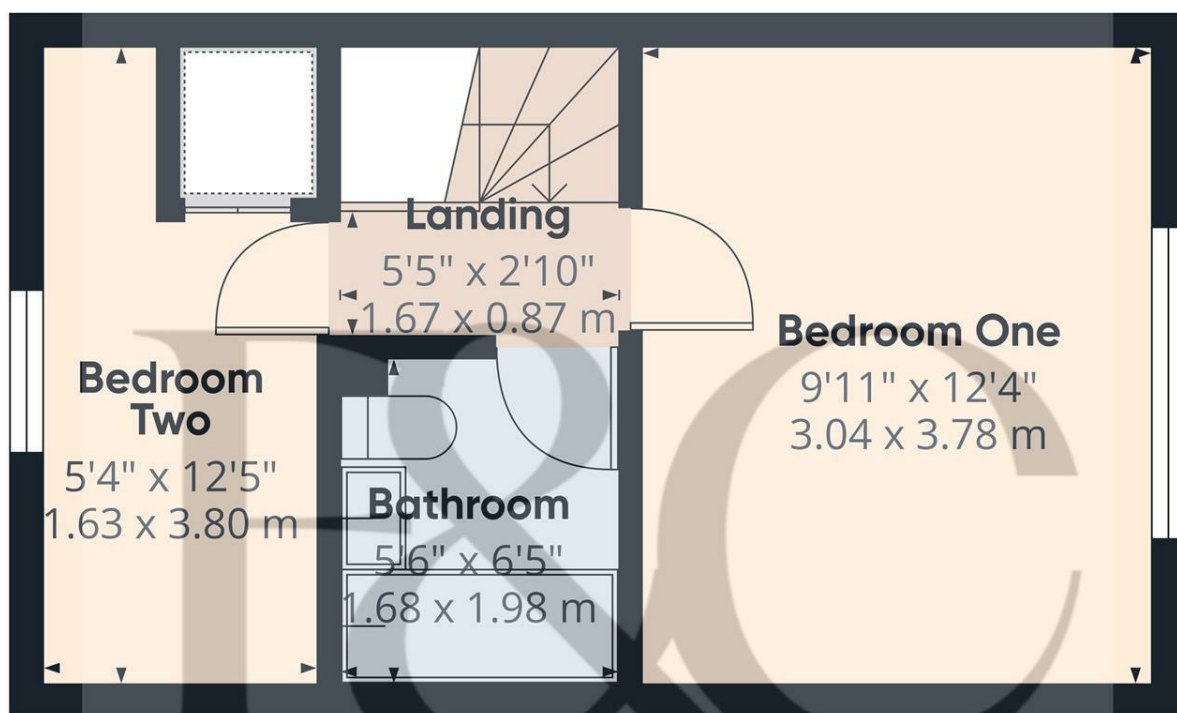
Floor 0

Approximate total area[®]
251 ft²
23.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1

Approximate total area[®]
233 ft²
21.6 m²

(1) Excluding balconies and terraces

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

181 Sinfin Avenue
Shelton Lock
DE24 9QB

Council Tax Band: A
Tenure: Freehold

