



8 Woodthorne Avenue, Shelton Lock, Derby, DE24 9FL

Offers In The Region Of  3  1  2  E
£190,000

Positioned in a pleasant street amongst similar other homes is this three bedroom detached property requiring a scheme of modernisation.



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DIRECTIONS

Proceed through Allenton high street continuing to the cross roads turning left onto Boulton Lane, first right into Jubilee Road, then fourth right into Woodthorne Avenue, at the fork turn right where the property will be found on the right.

The current accommodation comprises, hallway, bay windowed lounge, dining room and kitchen. To the first floor are three bedrooms, bathroom and separate WC.

Externally, there is a front garden set behind a wall, side driveway leading to a garage positioned in the rear garden. Generous rear garden enclosed by fenced borders.

Located off Jubilee Road the property is well placed for ease of access to many local amenities found within Shelton Lock itself and neighbouring suburbs of Allenton and Chellaston.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Timber panelled front door, stairs to first floor, feature circular window, radiator, understairs store cupboard.

LOUNGE

13' into bay x 10'8" (3.96m into bay x 3.25m)

A bay windowed lounge with matching curved radiator, tiled fireplace with gas fire.

DINING ROOM

16'3" x 10'9" (4.95m x 3.28m)

Spacious with a rear facing UPVC double glazed window, radiator and gas fire.

KITCHEN

12'5" x 5'8" (3.78m x 1.73m)

Fitted with a basic range of kitchen units, work surfaces and stainless steel sink and drainer, space for appliances, rear and side windows, door to side.

TO THE FIRST FLOOR

LANDING

Side window and loft access.

BEDROOM ONE

13'3" into bay x 10'7" (4.04m into bay x 3.23m)

A bay windowed bedroom with matching curved radiator.

BEDROOM TWO

12'5" x 10'7" (3.78m x 3.23m)

Rear facing window and radiator.

BEDROOM THREE

9'2" x 5'10" (2.79m x 1.78m)

Rear facing window.

BATHROOM

Tiled walls and fitted with a bath with shower over and wash basin, window, airing cupboard and radiator.

SEPERATE WC

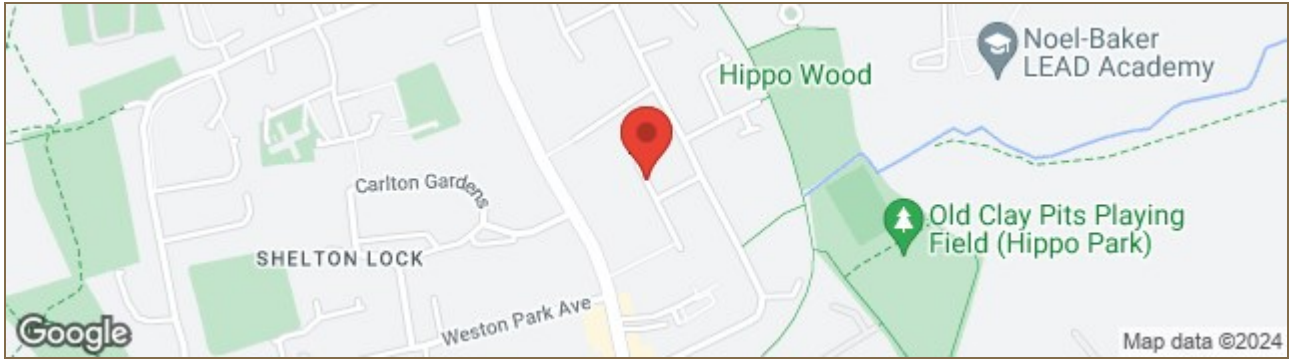
Low level WC and window.

OUTSIDE

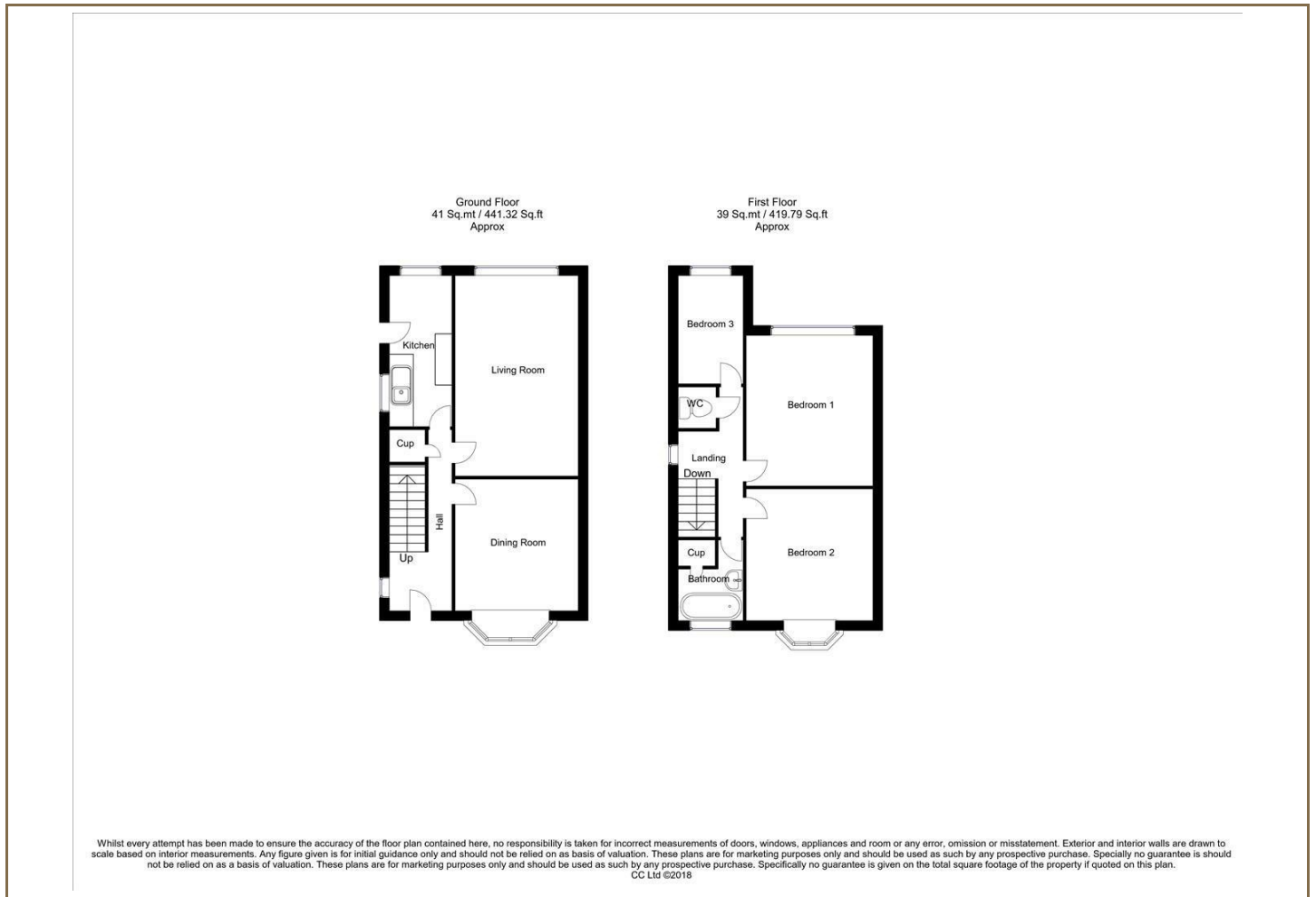
Front garden set behind a wall, side driveway leading to a garage positioned in the rear garden. Generous rear garden enclosed by fenced borders.



Road Map



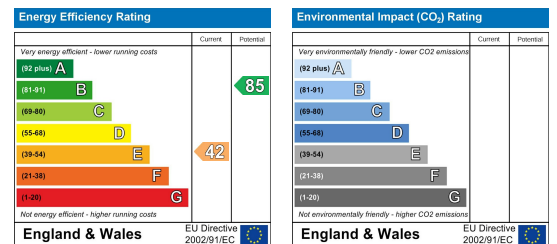
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk