



## 12 Allen Street, Allenton, Derby, DE24 9DE

**£110,000**



A two bedroom townhouse in need of general modernisation located close to the busy Allenton shopping area and offered for sale with no chain.





# 12 Allen Street, Allenton, Derby, DE24 9DE

**£110,000**



## **DIRECTIONS**

Approaching the property Osmaston Road passing through the shopping area, take the first left onto Upper Moor Road, second right onto Harrington Street, then right at the junction onto Allen Street where the subject property will be found immediately on the right.

Internally the accommodation comprises, entrance lobby, lounge, dining kitchen, two bedrooms and bathroom.

Externally there is street parking and an enclosed garden to rear.

Allen Street is located a short distance away from the busy Allenton high street home to a variety of shops. The city centre, Ascot Drive, Pride Park and Rolls Royce are all within easy reach.

The property is offered for sale with immediate vacant possession and no upward chain.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE LOBBY**

Entering the property through a newly

installed UPVC double glazed door, tiled floor, radiator and stairs to first floor.

#### **LOUNGE**

14'8" x 12'2" (4.47m x 3.71m)

Having a deep shelved UPVC double glazed bay window to the front elevation, gas fire, radiator, bi-folding door into:

#### **DINING KITCHEN**

12'2" x 9'7" (3.71m x 2.92m)

Fitted with a basic range of wall and base kitchen cupboards, laminate work surfaces, stainless steel sink and drainer, UPVC double glazed window and door to rear, radiator.

### **FIRST FLOOR**

#### **LANDING**

Loft access.

#### **BEDROOM ONE**

12'5" x 12'2" (3.78m x 3.71m)

UPVC double glazed window to front elevation, radiator.

#### **BEDROOM TWO**

11'11" x 6'4" (3.63m x 1.93m)

UPVC double glazed window to rear elevation, radiator.

## BATHROOM

8'10" x 5'6" (2.69m x 1.68m)

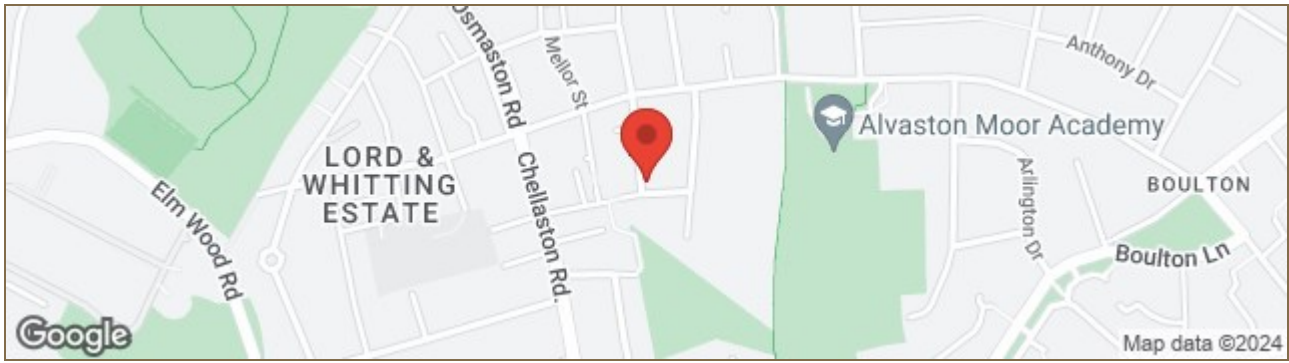
Appointed with a three piece suite with shower attachment, UPVC double glazed window, radiator and airing cupboard.

## OUTSIDE

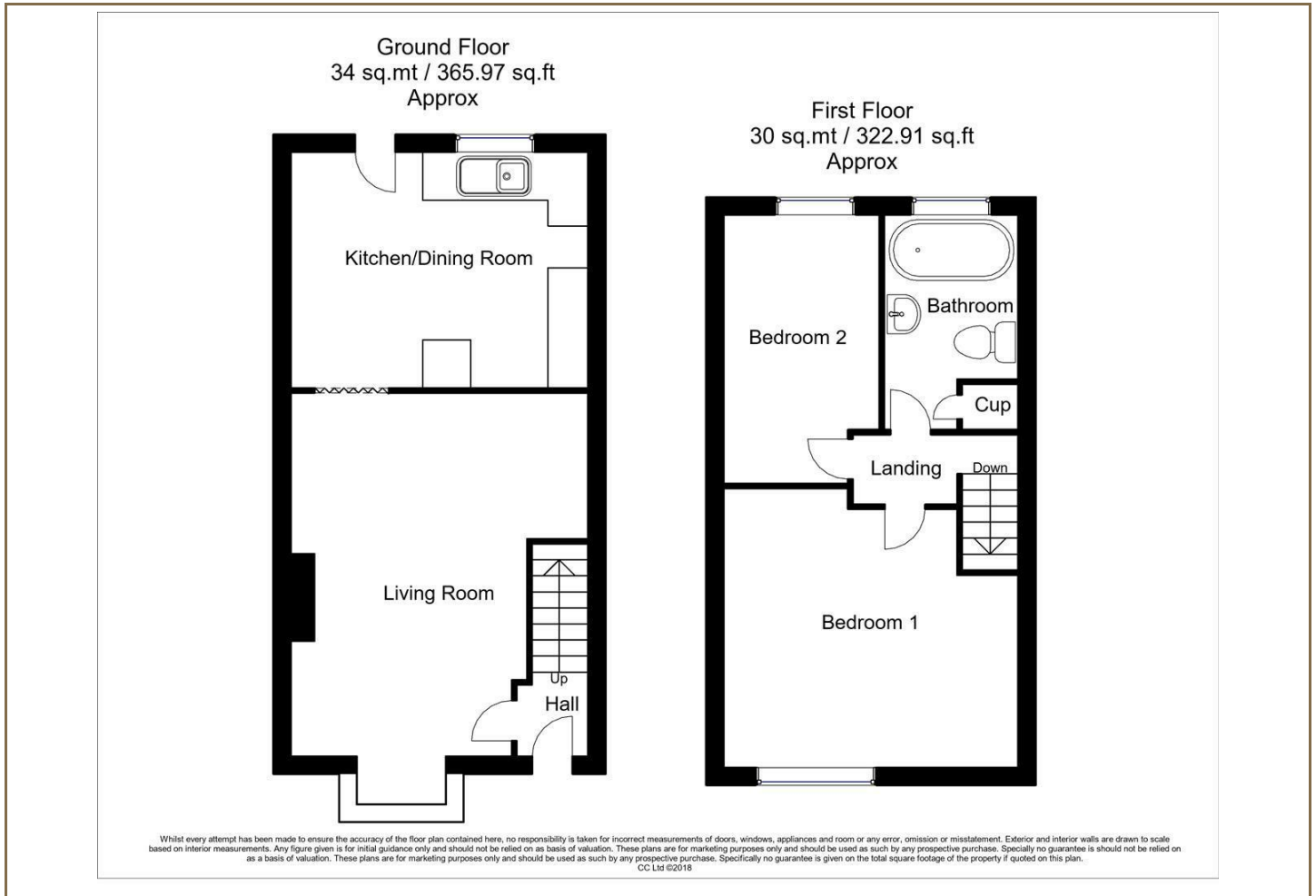
Street parking to front. An enclosed garden to rear with patio, lawn, shed and gated rear access.



## Road Map



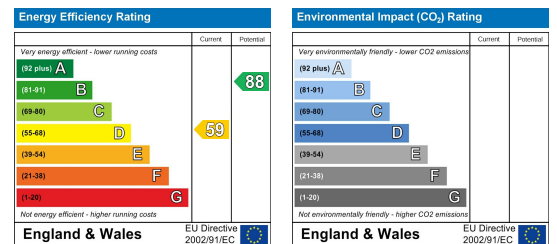
## Floor Plan



## 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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