



## 12 Birchover Way, Allestree, Derby, DE22 2QJ

Offers In The Region Of  
**£230,000**



Situated in the heart of Allestree, a short walk from Park Farm shopping centre, this is a detached bungalow which is in need of general modernisation and improvement.





# 12 Birchover Way, Allestree, Derby, DE22 2QJ

## Offers In The Region Of £230,000



### DIRECTIONS

Leave Derby city centre along Kedleston Road and proceed in the direction of Allestree. Turn right onto Birchover Way where the property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises an entrance hall, lounge with access to a lean-to conservatory, two bedrooms and a bathroom.

Outside the property benefits from a garden to the rear and to the front there is a further garden and driveway leading to a single detached garage.

Birchover Way is a very popular residential location owing to its close proximity to the Park Farm shopping centre which has a wide range of shopping facilities, medical facilities, bars and cafes. The property is within easy reach of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre.

The bungalow is a short drive from the A38 giving onward access to the A50, A52 and M1 corridor.

Although this property does require general modernisation and improvement it offers a fine opportunity to acquire a spacious home which should be viewed to be fully appreciated.

### ACCOMMODATION

Entering the property through front door into:

#### ENTRANCE HALL

With tiled floor, storage cupboards and access to loft.

#### LOUNGE

15'2" x 11'11" (4.62m x 3.63m)  
With window to the front elevation.

#### KITCHEN

9'7" x 8'2" (2.92m x 2.49m)  
With work surfaces/preparation area, wall and base cupboards, double oven and hob. There is a sink unit with drainer, frosted double glazed window and storage cupboard with meter boxes.

#### LEAN-TO CONSERVATORY

9'7" x 18'11" (2.92m x 5.77m)  
Accessed from both the lounge and the kitchen, this space has windows overlooking the garden, tiled floor and a door leading to the rear elevation.

#### BEDROOM ONE

9'10" x 11'11" (3.00m x 3.63m)  
With wardrobes and window to the front elevation.

#### BEDROOM TWO

8'5" x 9'8" (2.57m x 2.95m)  
With window to the front elevation.

## **BATHROOM**

5'6" x 5'9" (1.68m x 1.75m)

With low level WC, wash hand basin with storage cupboard beneath and a reduced sized bath with mixer tap and shower over, inset ceiling spotlights.

## **OUTSIDE**

Outside the property benefits from a garden area to the rear which although overgrown, offers significant potential.

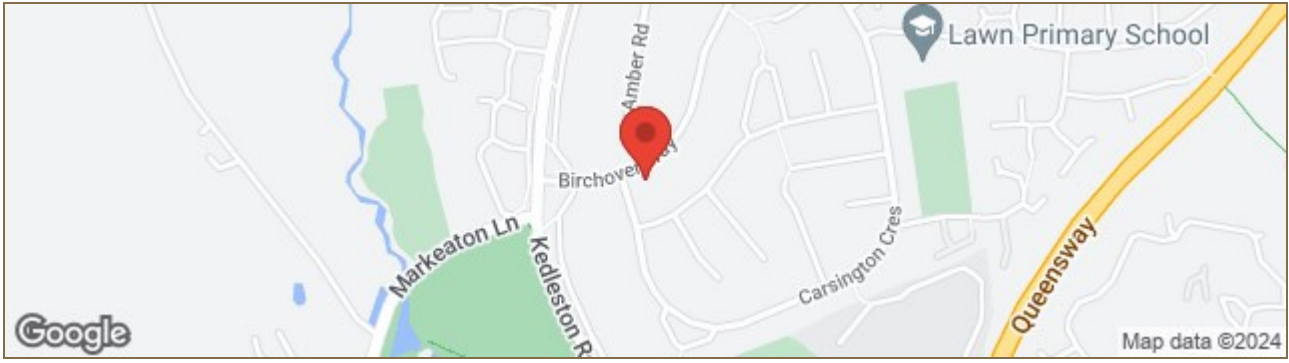
To the front there is a further garden and driveway leading to a:

## **SINGLE GARAGE**

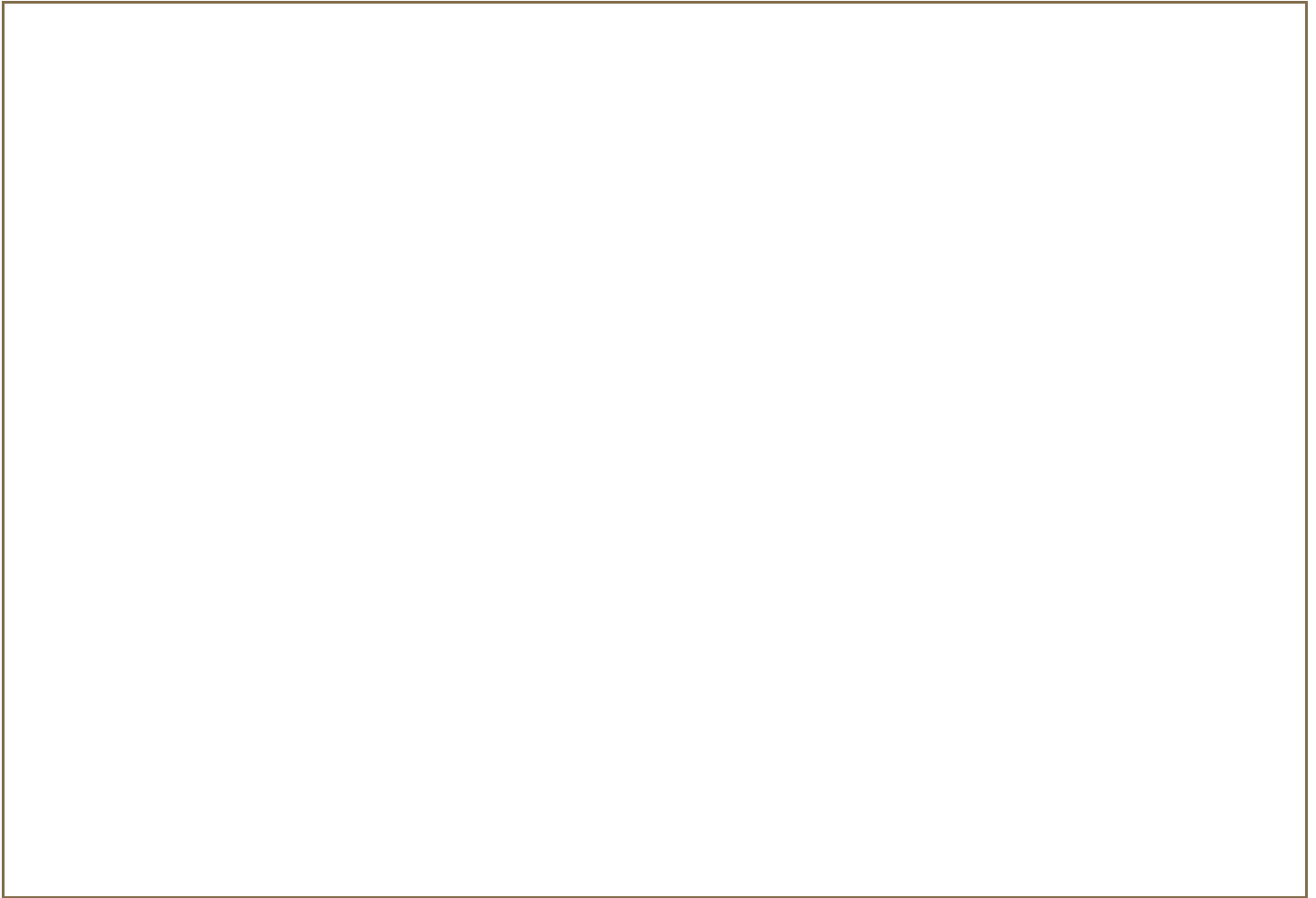
With up and over door.



## Road Map



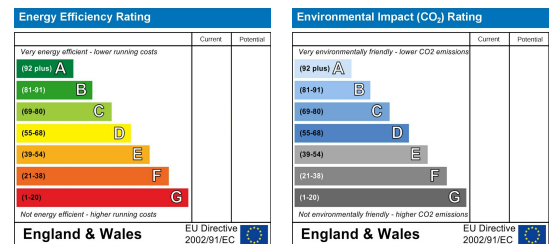
## Floor Plan



## 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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