

CURRAN  
BIRDS  
+ CO

Grantham Avenue  
Breadsall Hilltop  
£160,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - A well maintained traditional three bedroom semi-detached home, occupying this ever popular location in Breadsall Hilltop, offering excellent local shops and amenities. The property would be ideally suited to the first time buyer or young family and offers a mature rear garden and a low maintenance foregarden which offers potential to create a driveway to the front of the property (subject to the necessary consent)

This property offers well maintained accommodation that requires a degree of cosmetic updating but offers exciting potential for improvement.





### The Detail

This traditional semi-detached home has been well maintained but does require a degree of cosmetic updating. The property offers exciting potential for improvement and would be ideally suited to the first time buyer, young family or investor.

The accommodation has the benefit of uPVC double glazing and combination boiler gas central heating system with recently upgraded Ideal combination boiler. The property in brief comprises: entrance hallway, lounge, separate dining room and dining kitchen. The first floor landing leads to three well proportioned bedrooms and bathroom.

There is a low maintenance front garden with fence panelled boundary to the front. This area offers potential to create a driveway to the front but would require a dropped kerb and the necessary consent. There is a delightful mature landscaped rear garden with seating area, generous lawn with planting borders.





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### The Location

The property is located in an established and popular residential location and offers easy access to a good range of amenities available in the Oakwood shopping area which also benefits from the Springwood Leisure centre. The Meteor shopping retail park offers Morrisons & Aldi supermarkets and various other retail outlets and Chaddesden also offers an excellent range of local shops and amenities.

The property also offers easy road access to Derby ring road, A52 A38 and M1 motorway along with East Midlands Airport.









## The Particulars

- Traditional Semi-Detached Home
- Well Maintained & Requires Cosmetic Updating
- Ideal First Time Buy or for Young Family
- Combination Boiler Central Heating & uPVC Double Glazing
- Entrance Hallway, Lounge, Dining Room & Dining Kitchen
- Three Bedrooms & Bathroom
- Low Maintenance Foregarden & Mature Enclosed Rear Garden
- Potential for Driveway (Subject to Necessary Consent)
- Close to Local Shops & Amenities
- No Chain Involved

### Size

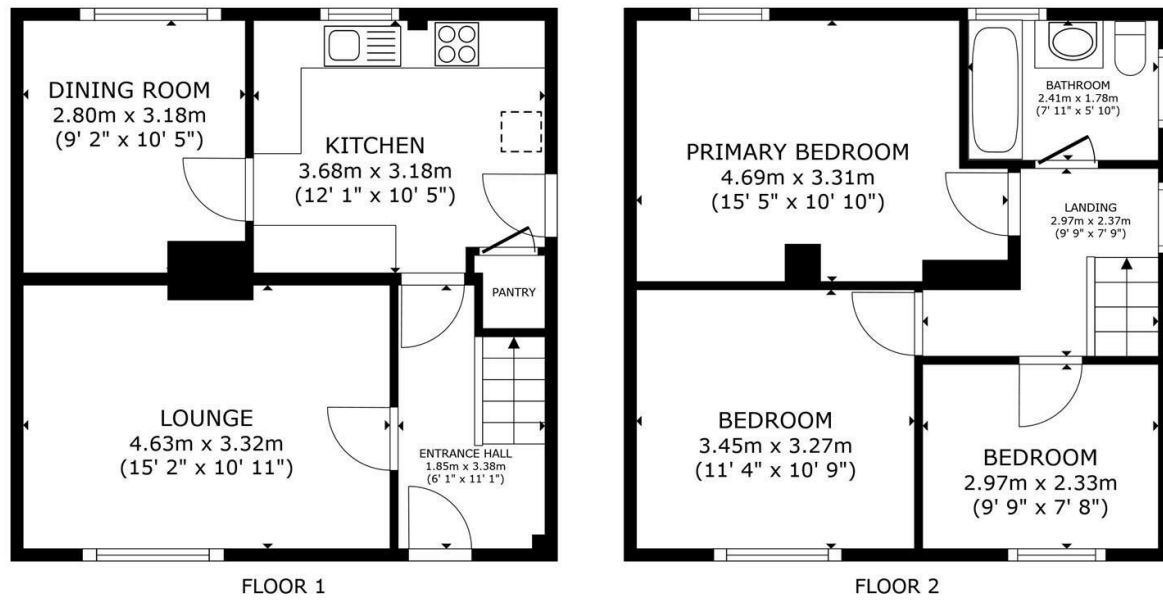
Approx 944.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A



GROSS INTERNAL AREA  
 FLOOR 1 43.8 sq.m. (472 sq.ft.) FLOOR 2 43.8 sq.m. (472 sq.ft.)  
 TOTAL: 87.7 sq.m. (944 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*Let's Talk*

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