

CURRAN BIRDS + CO

Stenson Road,
Littleover
Offers in excess of £180,000



CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY WITH GENEROUS REAR GARDEN - A beautifully presented traditional two bedroom semi-detached home, occupying this highly convenient mature residential location close to local shops and amenities at Blagreaves Lane End on the edge of Littleover. The property would be ideally suited to the first time buyer, young professionals or investor and offers ready to move into accommodation and a most generous south east facing rear garden that really has to be viewed to be appreciated.





The Detail

A well presented traditional two bedroom semi-detached home, occupying this ever popular position on the edge of Littleover located close to Blagreaves Lane End and offering easy access to excellent local amenities and Rolls-Royce main Sinfin site.



The accommodation has the benefit of uPVC double glazing and Viessmann combination boiler gas central heating system. The property is entered through an attractive composite entrance door into the entrance hallway, lounge with bay window, well appointed dining kitchen with useful understairs storage cupboard and doorway access to the rear garden.

There are stairs from entrance hallway leading to the first floor landing that gives access to both bedrooms and a bathroom with a white three piece suite. The articularly spacious primary bedroom has built in slide door wardrobes and boiler cupboard.

Outside, the property stands set back with a tarmacadam driveway for two cars with gated access to the side leading to the generous and landscaped rear garden with paved patio area, raised level timber decked seating area with timber framed shed and extensive lawned area.





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The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

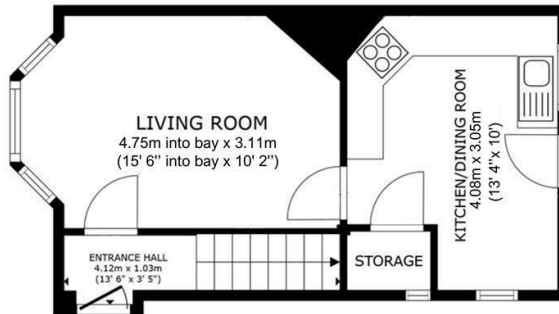
The property also falls within the catchment area for Derby Moor Secondary School.

Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

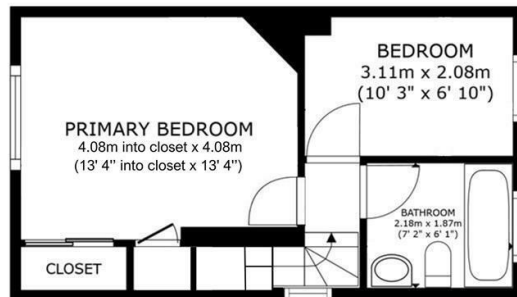








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 31.6 m² (340 sq.ft.) FLOOR 2 29.2 m² (314 sq.ft.)
 TOTAL: 60.7 m² (654 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Well Presented Traditional Semi-Detached Home
- Ideal First Time Buy, Investment or Person Looking to Downsize
- uPVC Double Glazing & Viessmann Combination Boiler Gas Central Heating
- Entrance Hall, Stylish Lounge & Dining Kitchen
- Spacious Primary Bedroom with Built in Wardrobes & Bedroom Two
- Bathroom with White Three Piece Suite
- Double Width Driveway & Generous South East Facing Rear Garden
- Close to Excellent Local Amenities
- Close to Rolls-Royce Main Sinfon Site
- Close to Stenson Marina & Open Countryside

Size

Approx 654.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

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