



**Carlton Avenue, Shelton Lock Derby DE24 9EJ**

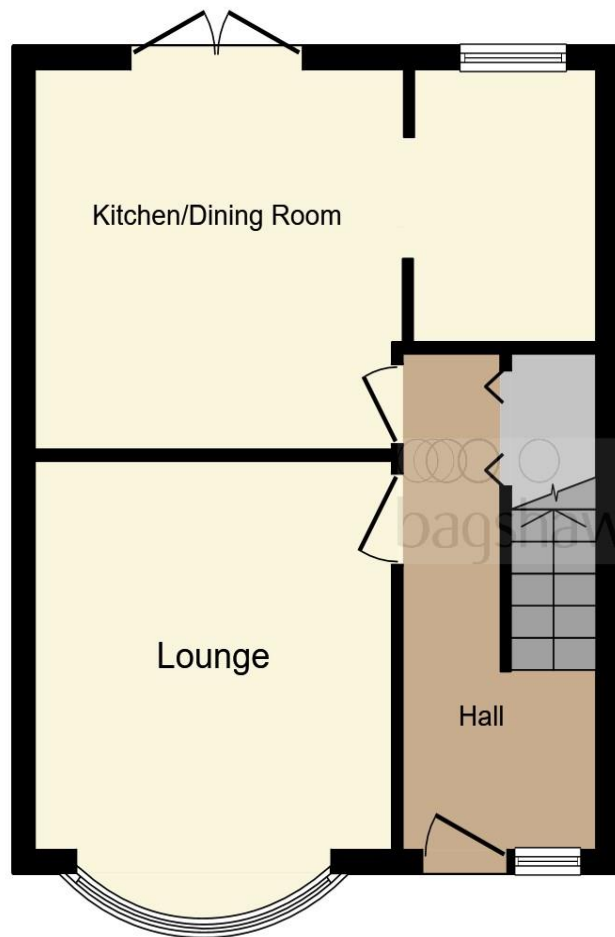


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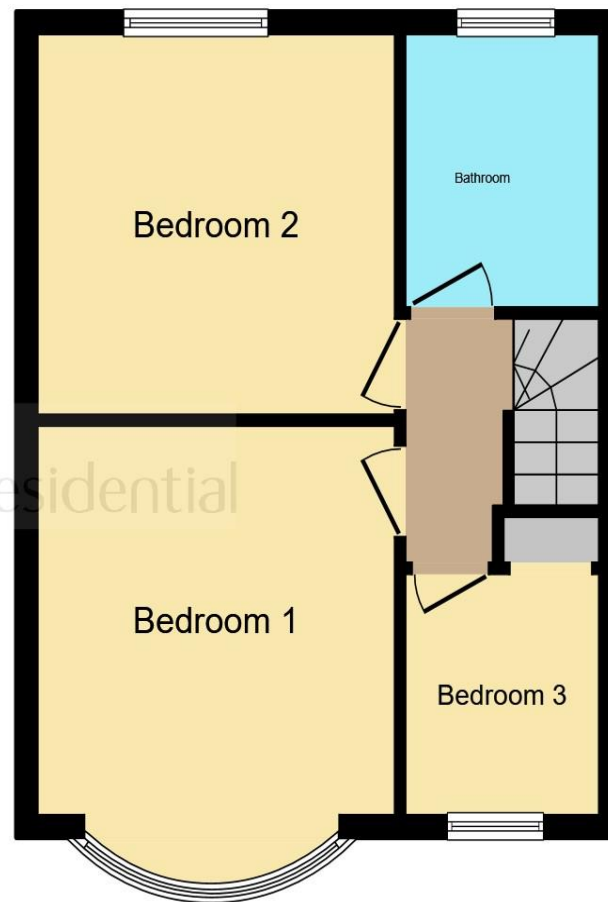
**Carlton Avenue, Shelton Lock Derby**

Located on the sought-after Carlton Avenue in Shelton Lock, this three-bedroom semi-detached home is ideal for families or those seeking a manageable project. With a driveway, spacious lounge, open-plan kitchen/diner, large garden, and well-proportioned bedrooms, this home offers great potential.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

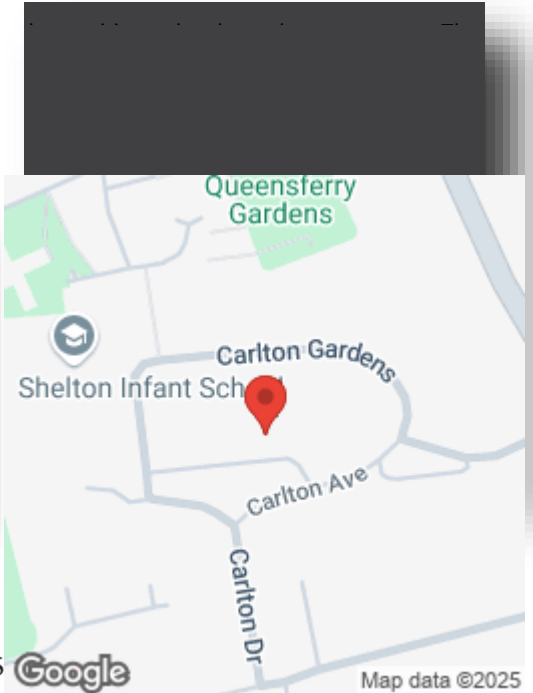
welcome to

## Carlton Avenue, Shelton Lock Derby

- Three Bedroom Semi- Detached Family home
- Driveway providing off road parking
- Spacious Lounge with Bay window
- Open Plan Kitchen/Dining Area with garden access
- Well appointed lawned rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

£185,000



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Property Ref:  
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Nestled on the popular Carlton Avenue in Shelton Lock, this three-bedroom semi-detached home offers a fantastic opportunity for families or those looking to add their own touch. With a spacious layout and a generous garden, this property has plenty of potential.

Upon arrival, the driveway provides convenient off-road parking. Stepping inside, the welcoming hallway leads to a bright and airy lounge, featuring a large bay window that fills the space with natural light. Continuing down the hall, you'll find the open-plan kitchen and dining area, perfect for entertaining or family meals, with lovely views of and access to the rear garden.

Upstairs, the home offers two well-proportioned double bedrooms-one overlooking the front and the other enjoying garden views at the rear-alongside a single bedroom, ideal for a child's room or home office. The family bathroom completes the first floor.

To the rear, the spacious garden offers a mix of lawn and patio space, providing a great outdoor retreat for relaxing or play.

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