



Carlton Avenue, Shelton Lock Derby DE24 9EJ

welcome to

Carlton Avenue, Shelton Lock Derby

Well-presented 3-bed semi-detached home on Carlton Avenue, Derby. Featuring a lounge, dining room, kitchen, conservatory, and ground floor extension. Generous garden, driveway, and well-proportioned bedrooms. Ideal for families seeking comfort and space.





Ground Floor



First Floor

Lounge

13' 5" MAX x 10' 9" MAX (4.09m MAX x 3.28m MAX)

Dining Room

17' 3" MAX x 10' 9" MAX (5.26m MAX x 3.28m MAX)

Kitchen

14' 3" MAX x 8' 5" MAX (4.34m MAX x 2.57m MAX)

Conservatory

10' 1" MAX x 8' 8" MAX (3.07m MAX x 2.64m MAX)

Bedroom 1

13' 4" MAX x 11' 1" MAX (4.06m MAX x 3.38m MAX)

Bedroom 2

11' 1" MAX x 10' 9" MAX (3.38m MAX x 3.28m MAX)

Bedroom 3

6' 8" MAX x 5' 9" MAX (2.03m MAX x 1.75m MAX)

Bathroom

7' 8" MAX x 7' 7" MAX (2.34m MAX x 2.31m MAX)

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

welcome to

Carlton Avenue, Shelton Lock Derby

- Three-bedroom semi-detached home
- Driveway providing off-road parking
- Two reception rooms plus conservatory
- Extended ground floor living space
- Modern kitchen layout

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

offers in the region of

£245,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120457



Property Ref:
DBY120457 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk