



**Warwick Avenue, Derby DE23 6HL**

**welcome to**

**Warwick Avenue, Derby**

This traditional SEMI DETACHED HOUSE requires modernisation but has the potential to become a fabulous family home. The property features two reception rooms, three bedrooms and conservatory and is close to the wide range of shops and amenities in Littleover. VIEWING ESSENTIAL !



### **Entrance Porch**

UPVC entrance door to front and door leading to:

### **Entrance Hallway**

Entrance door to front, stairs leading to the first floor, radiator and doors leading to;

### **Lounge**

13' 3" x 12' 3" ( 4.04m x 3.73m )

UPVC bay window to front and radiator.

### **Dining Room**

13' 5" x 11' 11" ( 4.09m x 3.63m )

French doors leading to the rear garden and radiator.

### **Kitchen**

10' 6" x 7' 6" ( 3.20m x 2.29m )

Fitted with range of basic wall and base units, rolled edge working surface, stainless steel sink and drainer unit, plumbing for washing machine, pantry, gas cooker point, part tiling to walls, radiator, window to rear and door leading to:

### **Conservatory**

17' 5" x 11' 2" ( 5.31m x 3.40m )

Brick base and UPVC construction with door leading to the rear.

### **Guest Cloakroom**

Fitted with low level wc.

### **First Floor Landing**

UPVC window to side, access to the attic which has ladder and doors leading to:

### **Bedroom One**

13' 4" x 12' 3" ( 4.06m x 3.73m )

UPVC window to front and radiator.

### **Bedroom Two**

13' 5" x 7' 7" ( 4.09m x 2.31m )

UPVC window to rear and radiator.

### **Bedroom Three**

10' 9" x 7' 7" ( 3.28m x 2.31m )

UPVC window to rear and radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, wall mounted combination boiler, radiator and obscure UPVC bay window to front.

### **Outside**

To the front of the property there is a driveway which provides off road parking and leads to the single garage and there is a lawned garden. There is a generous rear garden with a wide variety of mature fruit trees, large garden shed and green house.



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welcome to

## Warwick Avenue, Derby

- Traditional Semi Detached
- Two Reception Rooms
- Generous Conservatory
- Three Bedrooms
- Bathroom

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY114593 - 0004

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