



Brigden Avenue  
Allenton Derby





## Property Description

Hall & Benson are delighted to bring to market this three-bedroom mid terrace home situated on the popular suburb of Derby. The property benefits from good transport links and local amenities. An internal viewing is highly advised. The property benefits from good transport links and local amenities. An internal viewing is highly advised. The ground floor comprises of a hallway, kitchen-diner, lounge, sunroom and utility. The first floor consists of three bedrooms and a family bathroom.

## Hallway

## Kitchen

10' 3" x 8' 1" (3.12m x 2.46m)

Tiled flooring. Wall and base units, with an integrated electric oven, electric hob. Space for a fridge freezer, washing machine and dishwasher. Stainless steel sink, frosted upvc double glazed window and door to rear.

## Dining Room

7' 2" x 11' 1" (2.18m x 3.38m)

Carpeted flooring. upvc double glazed window to front.

## Lounge

14' 7" x 10' 8" (4.45m x 3.25m)

Carpeted flooring. One radiator and double-glazed window to rear.

## Sunroom

10' 3" x 17' (3.12m x 5.18m)

Tiled floor. Electric fireplace, two double upvc double glazed windows to the side, two upvc double glazed window to the rear.

## Utility

6' 1" x 8' 4" (1.85m x 2.54m)

Tiled flooring. Space for washing machine and fridge freezer. Upvc double glazed frosted window to rear.

## First Floor

### Bedroom One

12' 9" x 11' (3.89m x 3.35m)

Vinyl flooring. One radiator, upvc double glazed window to rear. Built in wardrobe.

### Bedroom Two

12' x 11' (3.66m x 3.35m)

Vinyl flooring. One radiator, upvc double glazed window to rear.

### Bedroom Three

8' 3" x 8' 4" (2.51m x 2.54m)

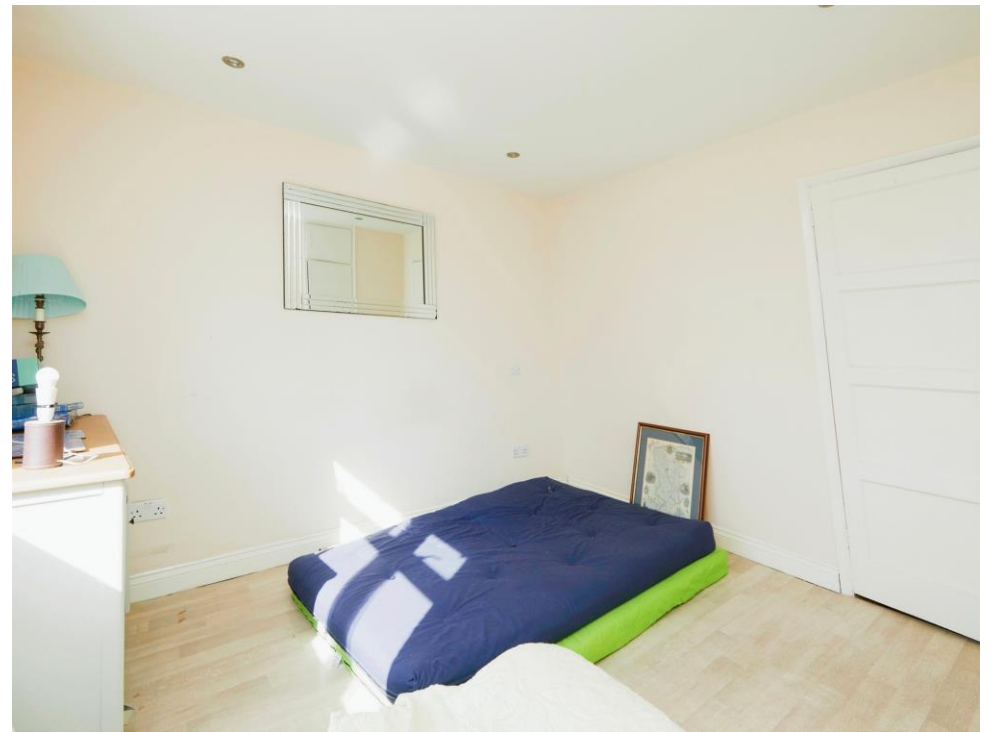
Vinyl flooring. One radiator, upvc double glazed window to front. Built in storage.

### Bathroom

Vinyl flooring with partial tiled flooring. Three-piece suite with shower over bath heated towel rail and upvc double glazed window to front.



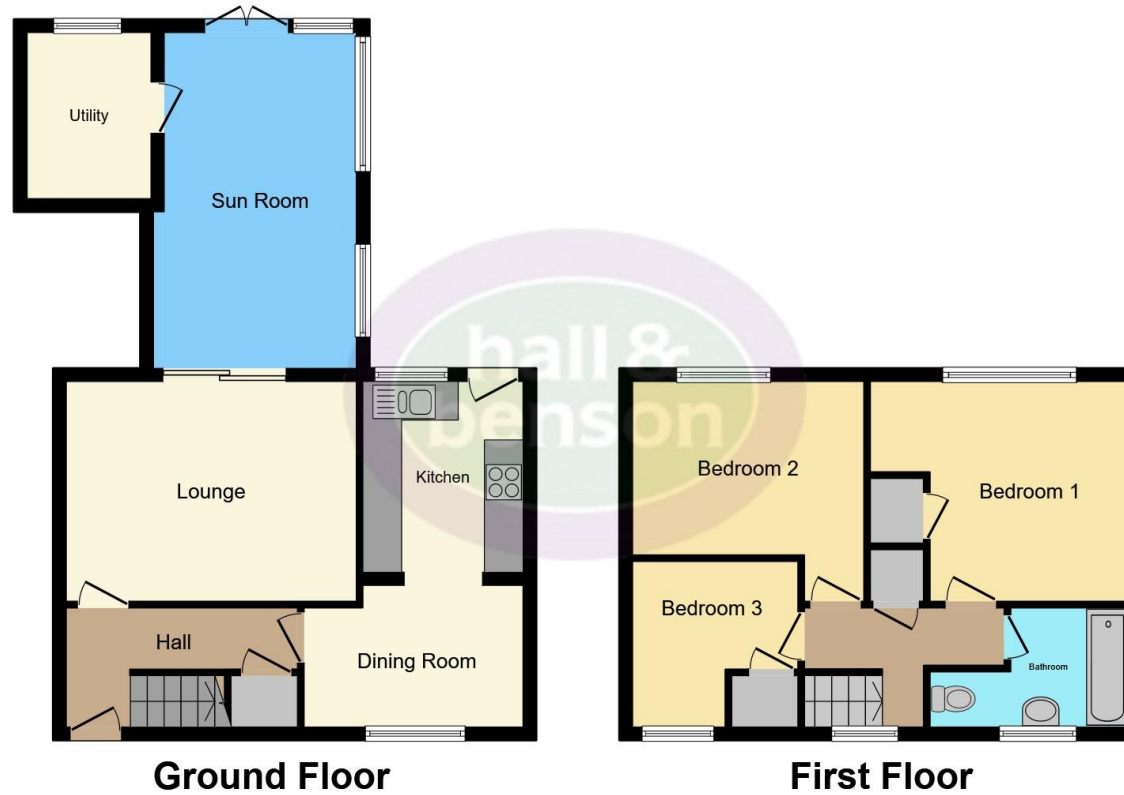












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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Tenure: Freehold



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