



Wolverley Grange, Alvaston, Derby, DE24 0SS
£160,000
Freehold



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Acquire Sales and Lettings are pleased to bring this two bedroom, semi detached house to the market. Located on a small, quiet cul de sac in Alvaston, giving excellent access to major road links, schools and shops. The property briefly comprises of entrance into to living room with access to kitchen and stairs to the first floor. Upstairs there are two bedrooms, family bathroom, storage cupboard and access to the loft. Externally, there is a driveway and lawn to the front and enclosed, low maintenance garden to the rear.



LIVING ROOM

12' 1" x 12' 1" (3.689m x 3.686m) Wood laminate to floor, gas central heated radiator, stairs to first floor and upvc double glazed windows to front elevation.

KITCHEN

7' 11" x 12' 1" (2.427m x 3.686m) Wood laminate to floor, upvc double glazed window and patio doors to conservatory. Full range of wall and base units with freestanding electric cooker. Plumbing and space for washing machine and 3 further undercounter appliances such as fridge and freezer.

CONSERVATORY

6' 8" x 10' 3" (2.034m x 3.131m) Wooden framed double glazed windows surround with patio doors to rear garden. Wooden laminate flooring, electric socket, gas central heated radiator and ceiling light.

BEDROOM 1

9' 7" x 12' 1" (2.924m x 3.694m) (at largest) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Fitted wardrobe.

BEDROOM 2

10' 6" x 6' 0" (3.216m x 1.850m) (at largest) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

BATHROOM

5' 5" x 5' 8" (1.654m x 1.734m) Carpet to floor, gas central heated radiator and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of paneled bath with shower over, wash hand basin and low level W.C.

OUTSIDE

To the front is a driveway and lawn. To the rear is an enclosed, low maintenance garden lawn and patio. There is access via side gate or patio doors.

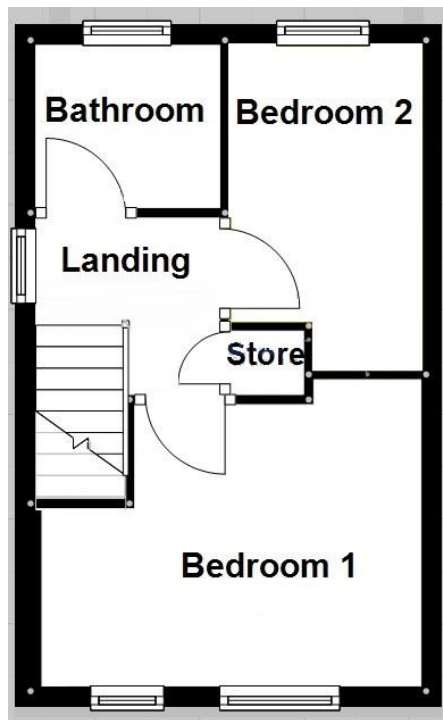
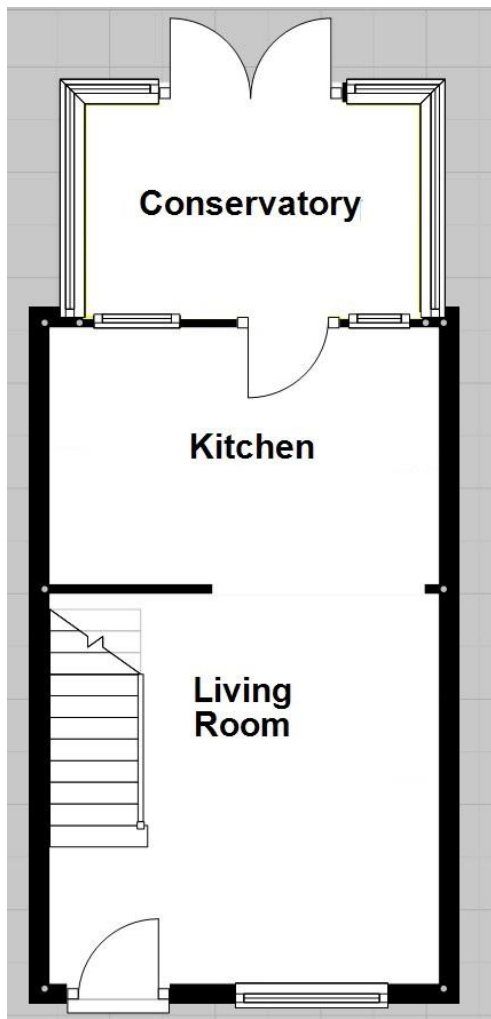
DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.