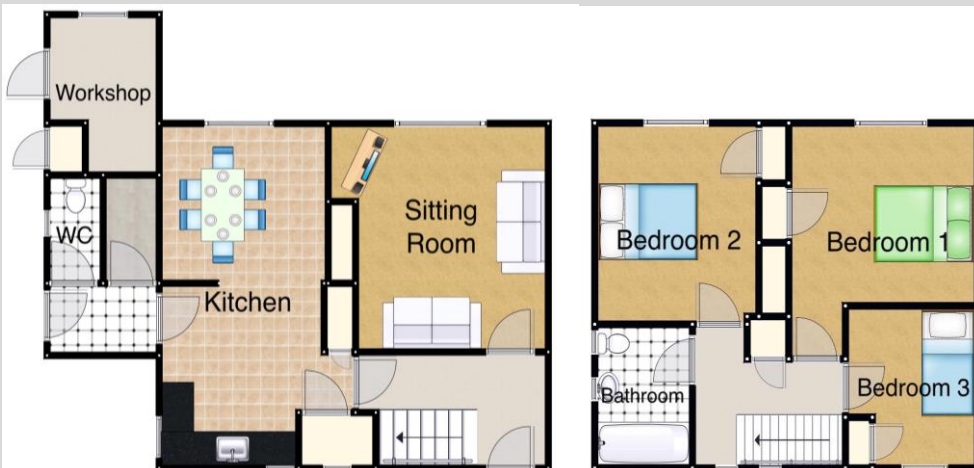




**51 Kirkdale Avenue, Spondon
Derby, DE21 7HR**

Three bedroom semi detached house with huge potential for development, situated in the popular village of Spondon. The property sits on a good size plot with land to the front and side, allowing great potential for off road parking or indeed extension, subject to planning. Internally there is a spacious kitchen diner with attached outbuildings, which include storage and a WC, plus there is a good size sitting room to the rear with a fireplace and a view of the garden. To the first floor are three good size bedrooms and a three piece family bathroom. The space on offer is excellent for a growing family and there is a wealth of good schooling close by. This is an excellent opportunity to create a wonderful home to your desired specification, whilst adding value at the same time.



£180,000

Entrance Hall

Hardwood front door, a UPVC double glazed window to the front, a central heating radiator and a staircase to the first floor.

Sitting Room 12' 9" x 12' 8" (3.88m x 3.86m)

UPVC double glazed window to the rear, a central heating radiator, TV point and a gas fire.

Kitchen/Diner 19' 4" x 9' 9" (5.89m x 2.97m)

Fitted base units with laminate worksurfaces and a sink drainer. There is also a ceramic tiled floor covering, access to outbuildings at the side, UPVC double glazed windows to the front, side and rear, a central heating radiator, ample dining space, a wall mounted gas fire and access to a large under stair pantry.

WC

WC and a UPVC double glazed window to the side.

Workshop

Accessed via a UPVC double glazed external door at the side and including power, lighting and a UPVC double glazed window to the rear.

Bedroom 1 11' 3" x 10' 2" (3.43m x 3.10m)

UPVC double glazed window to the rear, a central heating radiator and a recessed fitted wardrobe.

Bedroom 2 13' 0" x 9' 9" (3.96m x 2.97m)

UPVC double glazed window to the rear, a central heating radiator and a recessed fitted wardrobe.

Bedroom 3 11' 2" x 6' 3" (3.40m x 1.90m)

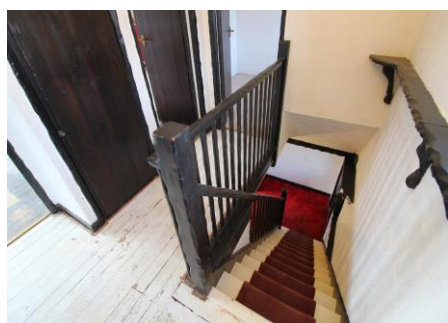
UPVC double glazed window to the front, a central heating radiator and a fitted wardrobe over the stair well.

Bathroom 7' 11" x 5' 8" (2.41m x 1.73m)

Three piece suite including a panel bath, pedestal wash basin and WC. There is also a central heating radiator and two UPVC double glazed windows to the side.

Outside

The property is set back from the road beyond a hedged boundary which allows a high degree of privacy. There are double driveway gates at the side with access to a tandem concrete driveway and a pedestrian gate in the centre which leads to the front door. To the rear is a private garden and a prefabricated single garage.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

