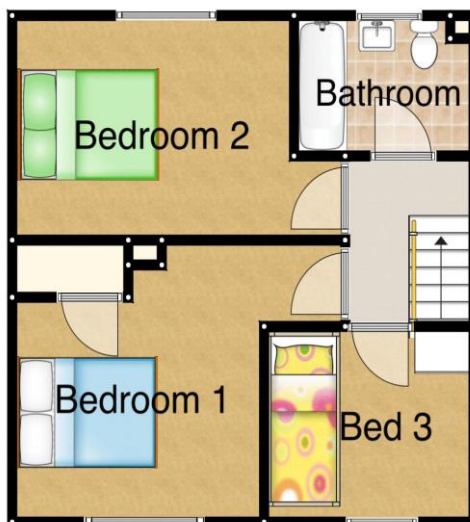




**93 Priorway Avenue, Borrowash
Derby, DE72 3HX**

Three bedroom family home situated on a corner plot with a large garden to the side which would be ideal for storage of a caravan, multiple vehicles of even to building a large workshop. There is also a small but very private patio area to the rear of the house, with a door leading out from the kitchen/diner and ample off road parking on a spacious driveway at the front. The property is fully UPVC double glazed and has a gas combination boiler fuelling the central heating and hot water. There is a local park within strolling distance, a very useful convenience store and chip shop, plus swift road access to the A52 leading towards Derby.



£189,950

Hallway 11' 2" x 6' 1" (3.40m x 1.85m)

UPVC double glazed front door,

Sitting Room 13' 3" x 11' 2" (4.04m x 3.40m)

UPVC double glazed window to the front, a chimney breast with potential for a log burner, TV point, laminate flooring and a central heating radiator.

Kitchen/Diner 19' 9" x 8' 6" (6.02m x 2.59m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, ceramic tiled splashbacks, cornice trims, a wine rack and glazed display units. There is also space for a gas cooker with a stainless steel extractor hood over, plumbing for a washing machine, a stainless steel sink drainer and space for a tall fridge freezer. To the rear is a UPVC double glazed back door to the patio, there are also UPVC double glazed windows to the side and rear, ample dining space, a central heating radiator and a laminate wood floor covering.

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

UPVC double glazed window to the front, a central heating radiator and a built in wardrobe.

Bedroom 2 11' 1" x 8' 5" (3.38m x 2.56m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 8' 9" x 7' 10" (2.66m x 2.39m)

UPVC double glazed window to the front, a fitted cupboard over the stairs and a central heating radiator.

Bathroom 7' 6" x 5' 3" (2.28m x 1.60m)

Three piece suite including a panel bath with an electric shower over, a close couple WC and a pedestal wash basin. There is also a heated towel rail and a UPVC double glazed window to the rear.

Parking

To the front of the property is a spacious paved driveway with ample off road parking for two large vehicles.

**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.**

