



Beech Avenue  
Alvaston Derby



## Property Description

A traditional semi detached family home in need of modernisation with a wealth of original features, off road parking, garage and garden. The property is situated in a sought after and convenient location, is offered with no chain and the accommodation briefly comprises: - entrance hall, lounge, dining room, kitchen, rear porch, WC. To the first floor are three bedrooms and a family bathroom. Outside: The property is set well back from the road, having a front garden and part concrete driveway and attached garage. To the rear is a good sized garden with small timber shed, with lawns and borders inset with shrubs and trees.

## Entrance

Front UPVC double glazed entrance door leading to entrance porch of UPVC double glazed construction with a sloping polycarbonate roof, with original panelled entrance door with circular original stained and glazed panel and matching attached side panel and fan light, leading to: -

## Entrance Hall

Having the original panelling with stairs finished with stair rods off to the first floor, panelled fitted cloaks cupboards, panelled door giving access to an understairs pantry which is shelved out and has a small opaque glazed window to the side, panelled door to: -

## Lounge

Having a UPVC double glazed bay window to the front elevation, tiled fireplace incorporating gas fire, walls finished with picture rail.

## Kitchen

Having single drainer enamel sink unit fitted to double base unit, plumbing and space for an automatic washing machine, space for a fridge freezer, quarry tiled flooring, half glazed timber door to rear porch, attached window.

## Rear Porch

Having UPVC double glazed door to the rear, the porch is UPVC construction with sloping polycarbonate roof, door off to: -

## WC

Having a two piece white suite, low level WC, corner wash hand basin with chrome mixer tap over and storage beneath, vinyl flooring and light.

## Dining Room

Adjacent to the kitchen and having a window to the rear elevation, having a tiled fireplace incorporating gas fire, walls finished with picture rail.

## First Floor

### Bedroom One

Having a UPVC double glazed bow window to the front elevation, walls finished with picture rail, ceramic tiled period fireplace with gas fire.

### Bedroom Two

Having UPVC double glazed window to the front elevation, walls finished with picture rail, ceramic tiled period fireplace with gas fire.

### Bedroom Three

Having UPVC double glazed window to the front elevation.

## Bathroom

Having a three-piece coloured suite with cast iron bath, pedestal wash hand basin, low level WC, UPVC double glazed opaque window to the rear elevation, airing cupboard with

cylinder, loft access, vinyl flooring.

## Outside

The property is set well back from the road, having a front garden and part concrete driveway and attached garage.

## Garage

22' 8" x 7' 5" minimum ( 6.91m x 2.26m minimum )

Widens out to 9'7 at the front

Having windows down the side, double opening doors at the front, light and power.

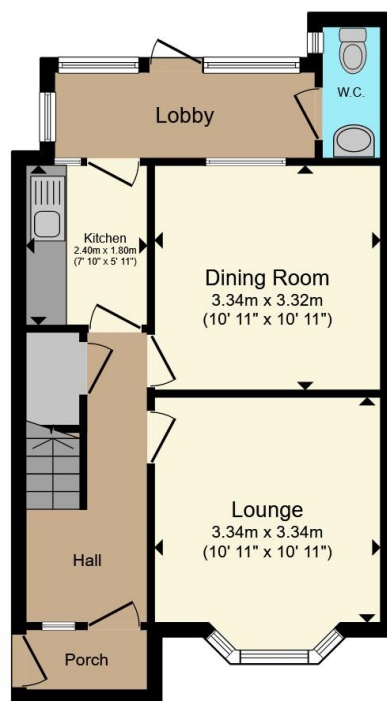
## Rear Garden

Good sized garden with small timber shed, with lawns and borders inset with shrubs and trees.

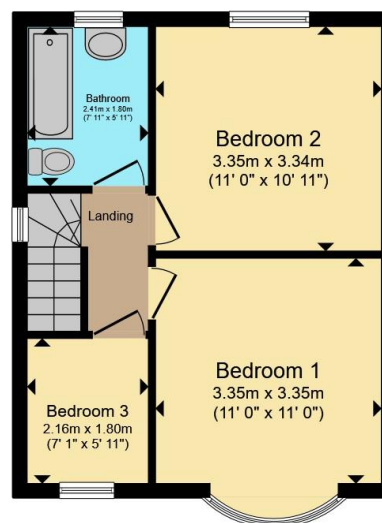








**Ground Floor**



**First Floor**

Total floor area 81.8 m<sup>2</sup> (880 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: MEL205783 - 0003

Tenure:Freehold EPC Rating: E Council Tax Band: B

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