

20 Amber Street, Derby, DE24 8FT

Offers Around £180,000

Freehold



- Tastefully Presented, Semi-Detached House
- Porch & Entrance Hall
- Lounge & Kitchen
- Ground Floor Bathroom
- Three First Floor Bedrooms
- Good Sized, Lawned Rear Garden with Extensive Patio
- Driveway
- Convenient Location
- Close to Local Amenities
- Viewing Recommended





Summary

This is a well-presented, three bedroom, semi-detached residence in a popular location close to Derby City Centre. The property features porch, entrance hall, ground floor bathroom, lounge, kitchen and three first floor bedrooms. There is an enclosed, lawned rear garden with stylish patio and driveway providing off-road parking.

F&C

The Location

The property's location gives easy access into the city centre and benefits from a regular bus service. Nearby, there is a good range of shops in Alvaston and Allenton, schooling at all levels, Moorways Leisure Centre with swimming pool and race track next door and easy access to Rolls Royce.

Accommodation

Porch

6'3" x 5'3" (1.92 x 1.62)

A panelled and double glazed entrance door provides access to a useful porch with feature tiled floor and a further panelled and glazed door leads to the entrance hall.

Entrance Hall

9'10" x 3'2" (3.01 x 0.99)

Having central heating radiator and staircase to first floor with understairs cupboard.

Lounge

12'11" x 12'0" (3.94 x 3.67)

With central heating radiator and double glazed window to front.



Kitchen

12'9" x 9'8" (3.89 x 2.95)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance spaces suitable for free standing electric cooker, fridge freezer and washing machine, central heating radiator, double glazed window and panelled and glazed door to rear.



Bathroom

6'1" x 5'10" (1.87 x 1.78)

Featuring white suite, low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window to rear.



First Floor Landing

6'1" x 2'7" (1.87 x 0.81)

With double glazed window to side.

Bedroom One

13'3" x 12'1" (4.04 x 3.70)

Having central heating radiator and double glazed window to front.



Bedroom Two

9'8" x 8'7" (2.95 x 2.64)

With central heating radiator and double glazed window to rear.



Bedroom Three

9'0" x 6'9" (2.76 x 2.06)

Having central heating radiator and double glazed window to rear.

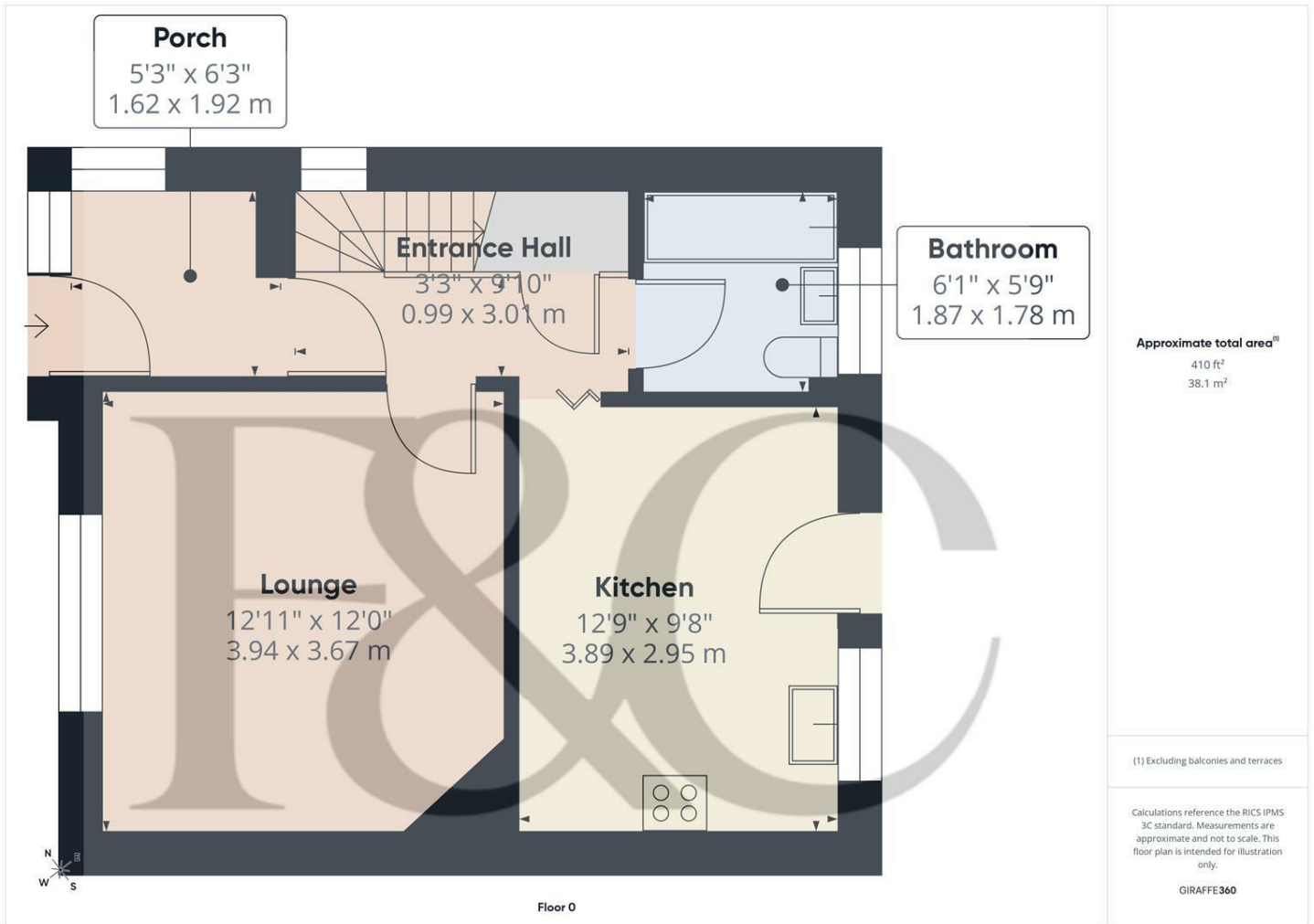


Outside

To the front of the property is a low maintenance garden with fence and gates through to adjacent driveway. There are further gates through to an enclosed garden featuring lawn and stylish patio.



Council Tax Band A





Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

20 Amber Street
Derby
DE24 8FT

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	