

3 Bed House - Semi-Detached

Guide price £150,000

📍 Marina Drive, Allenton, Derby, DE24 9DR



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Phillips & Co are delighted to offer this traditional semi detached property requiring renovation. This sizeable house stands on a large mature plot with a double garage and offers immense potential to improve / extend (subject to local authority planning consents). In brief; entrance porch, reception hall, lounge / dining room, kitchen. On the first floor a landing leads to three bedrooms and bathroom. Outside are gardens to front and rear with a driveway leading to the sizeable garage. The property is sold freehold. Council tax band B. Energy rating E.

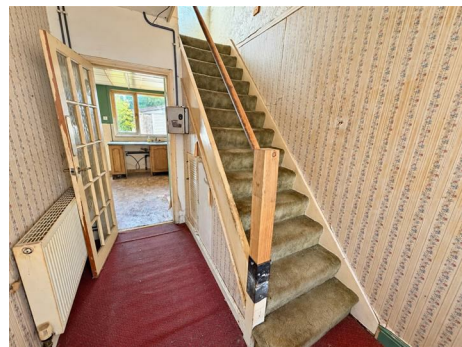
Recessed Entrance Porch

To:-

Reception Hall



Having timber and glazed entrance door, understairs storage, radiator and staircase to first floor.



Lounge / Dining Room 26'4" x 11'7" reducing to 8'6" (8.03 x 3.55 reducing to 2.60)



Having two radiators, UPVC double glazed bay window to front aspect and UPVC double glazed window to window rear aspect.



Kitchen 10'4" x 9'10" (3.17 x 3)



Having a UPVC double glazed window with an adjacent door to garden.

First Floor

Landing



With access to roof space and UPVC double glazed window.

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Principle Bedroom 16'4" x 11'7" (4.98 x 3.55)



Having a radiator and UPVC double glazed bay window.

Bedroom Two 10'5" x 10'6" (3.19 x 3.22)



Having radiator and UPVC double glazed window.

Bedroom Three 7'10" x 6'9" (2.40 x 2.06)



Having a radiator and UPVC double glazed window.

Bathroom



Having three piece suite with radiator and UPVC opaque double glazed window.

Outside



The property occupies a substantial plot at this popular residential address with

driveway and garage leading to a detached concrete sectional garage, measuring internally 6.14 x 3.66m, having up and over door, side personal door, fitted work bench and supplied with power and light.



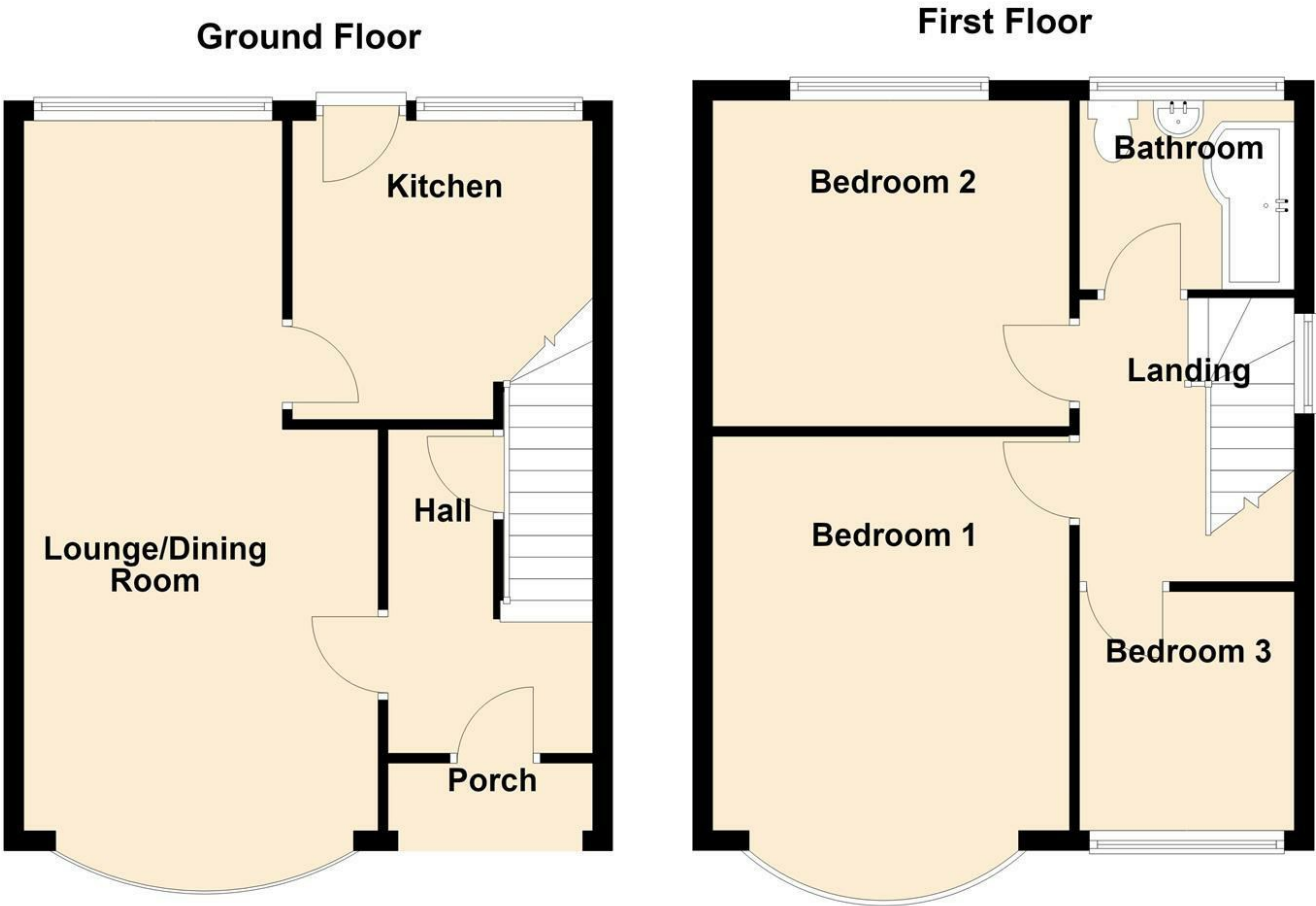
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