



Not for marketing purposes INTERNAL USE ONLY

Greenland Avenue
DERBY



Property Description

Hall & Benson are delighted to present to the market this wonderful semi detached family home located on Greenland Avenue, Derby. The property is both gas central heated and UPVC double glazed. In brief you will find a welcoming entrance hall, lounge and newly fitted kitchen with is two years old. On the first floor you will find three bedrooms and family bathroom with a modern fitted suite. Externally to the front you will find a driveway leading to the detached garage. To the rear you will find a low maintenance garden. A viewing of this property is highly advised! Call us today to secure your viewing!

Kitchen Diner

A newly fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, induction hob with cooker hood over, integrated fridge freezer and dishwasher. There are double glazed windows to the side and rear and patio doors leading out to the garden.



Entrance Hall

Accessed via a composite door to the front with stairs leading to the first floor and doors leading to the lounge and kitchen diner. There is also a door which leads to the understair storage/pantry area which houses the washing machine.

Lounge

Having a double glazed bay window to the front, ceiling light, radiator and carpet flooring.

First Floor

Landing

There is a double glazed window to the side and doors granting access to the three bedrooms and bathroom.

Bedroom One

Having a double glazed window to the rear, cupboard housing the boiler, radiator and carpet flooring.

Bedroom Two

Having a double glazed window to the front, radiator and carpet flooring.

Bedroom Three

Having a double glazed window to the front, radiator and carpet flooring.

Bathroom

A fitted suite comprising of a bath with shower over, wash hand basin and W/C. Having tiling to the splashbacks, extractor fan, vinyl flooring and a double glazed obscure window to the rear.

Outside

Garage

The garage offers power and lighting.

Front

To the front of the property you will find a gravelled fore garden as well as a driveway providing off road parking. There is also access to the brick garage.

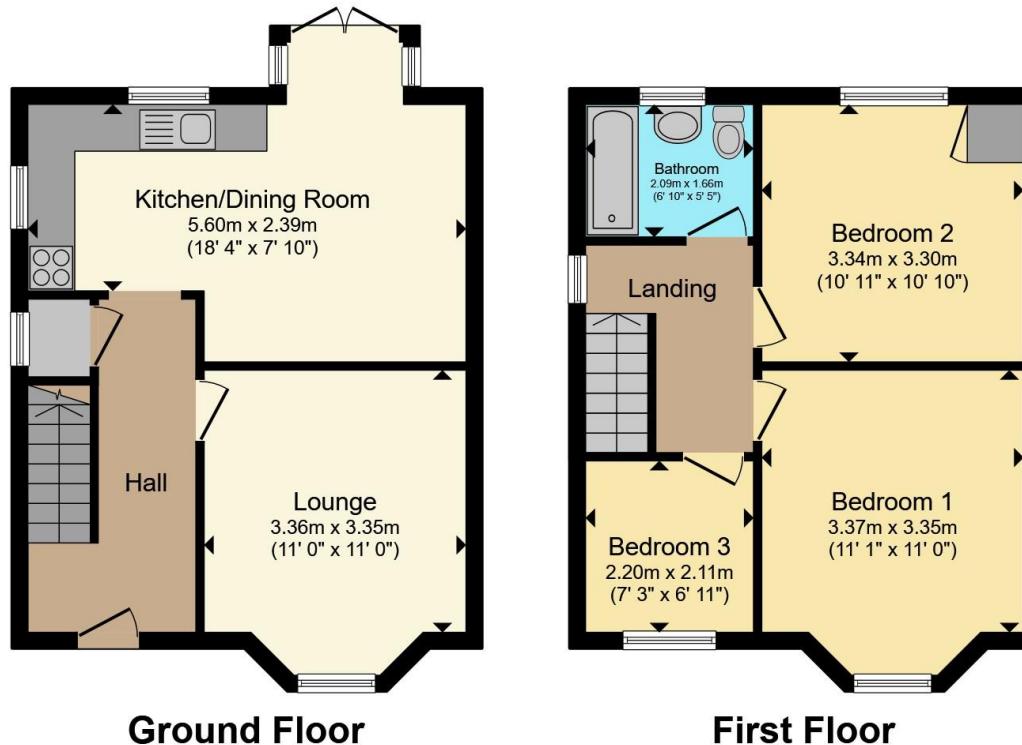
Rear

To the rear you will find a low maintenance garden with is mainly laid to lawn and also offers a patio seating area. The garden is enclosed with fenced boundaries.









Total floor area 78.7 m² (847 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



To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
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EPC Rating:
 Awaited

Council Tax
 Band: D

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Tenure: Freehold



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