

*Everington  
& Ruddle*



**Harrington Avenue, Borrowash, Derby, DE72 3JB**

**£225,000**

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Three bedroom semi detached house with UPVC double glazing, a recently installed gas combination boiler and a good size well established rear garden. The property has off road parking with carport and a gate leading to a series of outbuildings at the rear, which includes a WC, store room and workshop. Harrington Avenue is located within a short walk of the village centre of Borrowash, which provides with a wealth of local amenities along with bus routes to both Derby and Nottingham. Elvaston Castle Country Park is also close by and there are excellent road links to the A52 and M1. The property is in good serviceable condition, offered for sale with no upward chain and with great potential to add value.

- Popular village location
- Off road parking
- Two reception rooms
- Good size garden
- A series of brick built outbuildings with WC

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**Contact Everington & Ruddle on; 01332 669600  
derby@everingtonandruddle.co.uk**



## Hall

**Sitting Room** - 3.78m x 3.78m (12'5" x 12'5")

**Kitchen** - 3.02m x 2.74m (9'11" x 9'0")

**Dining Room** - 2.95m x 2.82m (9'8" x 9'3")

**Outside Toilet** - 1.8m x 0.81m (5'11" x 2'8")

**Outside Brick Store** - 1.73m x 1.8m (5'8" x 5'11")

**Outside Brick Workshop** - 1.8m x 2.41m (5'11" x 7'11")

**Bedroom 1** - 3.35m x 3m (10'12" x 9'10")

**Bedroom 2** - 2.84m x 3.61m (9'4" x 11'10")

**Bedroom 3** - 2.97m x 2.46m (9'9" x 8'1")

**Bathroom** - 2.44m x 1.68m (8'0" x 5'6")

**Separate WC** - 1.42m x 0.97m (4'8" x 3'2")

