



**Grantham Avenue
Derby, DE21 4FF**

Guide Price £180,000

GAO
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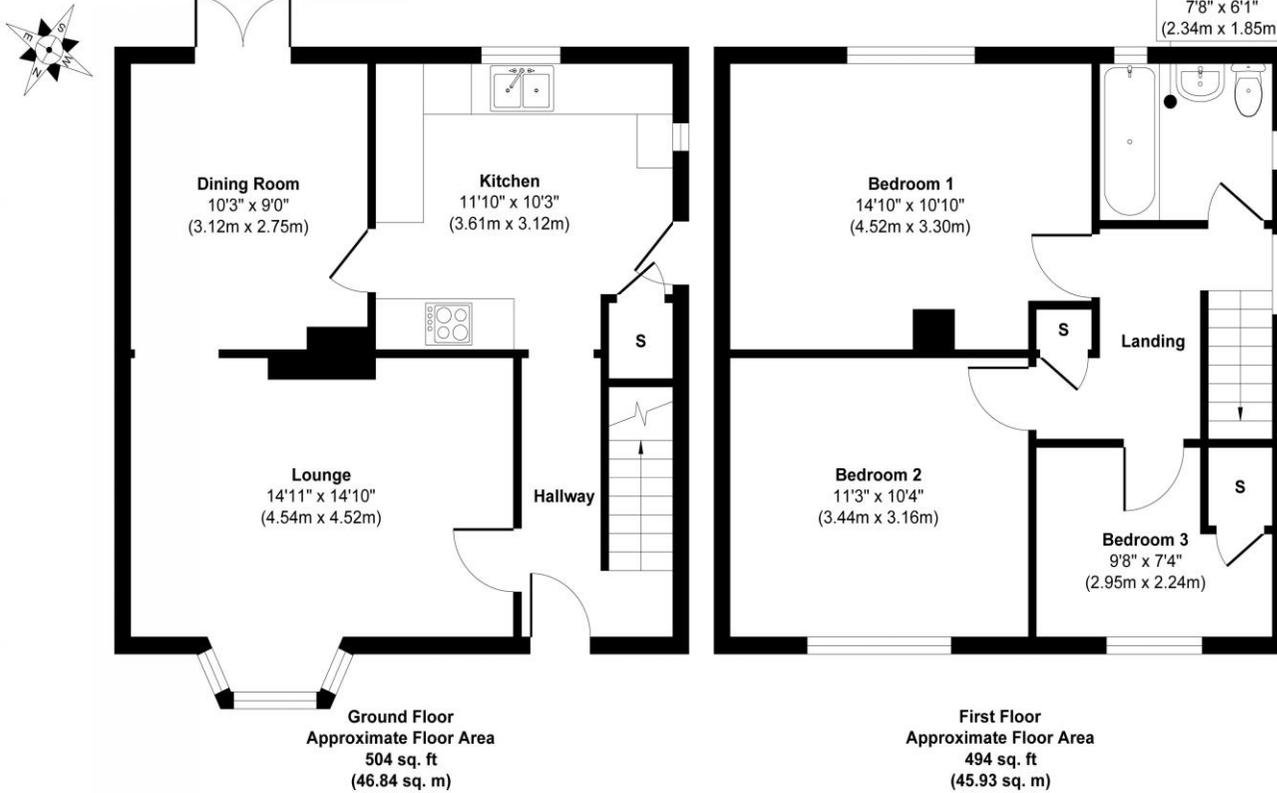
MAIN FEATURES:

- Well Presented Semi Detached House
- Good Size Fitted Kitchen
- Lounge with Bay Window Leading to Dining Room
- Three Bedrooms & Modern Family Bathroom/WC
- Front & Rear Gardens

Situated on the popular Grantham Avenue in DE21, this well-presented semi-detached home offers comfortable family living in a highly convenient location. The property features a welcoming lounge with an attractive bay window that flows through to the dining room, creating a bright and versatile living space ideal for both relaxing and entertaining. The good-sized fitted kitchen provides ample storage and workspace, making it perfect for everyday cooking and family meals. Upstairs, the home offers three well-proportioned bedrooms along with a modern family bathroom/WC, finished to a contemporary standard. Externally, the property benefits from generous front and rear gardens, mainly laid to lawn, offering plenty of space for children to play, outdoor dining, or further landscaping.

Grantham Avenue is well placed for local shops, schools, and amenities, making it a popular choice for families and professionals alike. The area also enjoys excellent transport links into Derby city centre, along with easy access to the A38 and A52, ideal for commuting. Nearby parks and green spaces further enhance the appeal of this welcoming residential area. This attractive home offers a fantastic opportunity for buyers seeking space, convenience, and a pleasant neighbourhood setting.

DE21 4FF - 18 Grantham Avenue



Approx. Gross Internal Floor Area 998 sq. ft / 92.77 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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