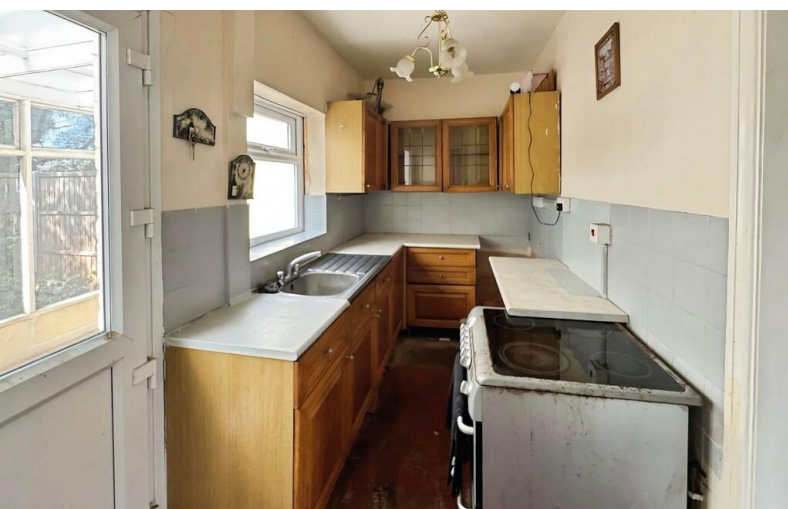


FOR SALE



Westdene Avenue, Allenton

2 Bedrooms, 1 Bathroom, Semi-Detached House

£84,950


MARTIN&CO



- Semi Detached House
- Two Bedrooms
- No Upward Chain
- Development Opportunity
- Off Street Parking
- Viewing Recommended
- Rear Garden

PROPERTY AND LOCATION Offered to the market with NO UPWARD CHAIN, this two-bedroom semi-detached property represents an exciting opportunity for buyers seeking a home with considerable scope for modernisation and development. The accommodation includes two reception rooms, kitchen, lean-to/conservatory, two well-proportioned bedrooms and bathroom facilities. Externally, the property benefits from off-street parking to the front and a private rear garden. There is further potential to extend or reconfigure the existing accommodation, subject to the necessary planning permissions and consents. Situated in the established Allenton area of Derby (DE24 9AT), the property is conveniently positioned for a range of everyday amenities, shops and services. Local schooling includes Allenton Primary School, with further primary and secondary education available within the surrounding area. Area360 The location also offers useful transport connections, with several bus stops within approximately 500 metres. Peartree railway station is around 1.6km away, while Derby railway station is approximately 3.4km away, providing connections beyond the city.

ENTRANCE Providing Access to both the reception rooms and stairs to the first floor.

RECEPTION ROOM ONE 15' x 9' 11" (4.57m x 3.02m) A generously sized reception room offering excellent potential for refurbishment, with French doors providing access to the rear and plenty of scope to create a comfortable and inviting living space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



RECEPTION ROOM TWO A bright and spacious second reception room featuring a large bay window and fireplace, offering excellent potential to create an attractive formal lounge or additional family living space.

KITCHEN 11' 11" x 5' 7" (3.63m x 1.7m) Fitted with a range of wall and base units with work surfaces, sink and space for appliances. A window provides natural light, with a door giving access to the rear. The kitchen offers excellent scope for modernisation and redesign.

PANTRY Offering additional storage space.

LEAN TO / CONSERVATORY 23' 5" x 7' 11" (7.14m x 2.41m) A spacious and light-filled addition to the property, providing versatile extra living space with extensive glazing and direct access to the rear garden. Offers excellent potential for improvement or redevelopment, subject to any necessary consents.

LANDING With window and doors leading to the bedrooms and bathroom.

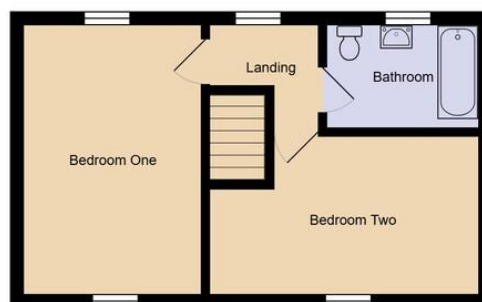
BEDROOM ONE 15' x 9' 11" (4.57m x 3.02m) A well-proportioned double bedroom with a front and rear window providing natural light. The room offers excellent scope for refurbishment and personalisation.



BEDROOM TWO 12' x 9' 1" (3.66m x 2.77m) A generous double bedroom with two front-facing windows allowing plenty of natural light. Offering excellent proportions and considerable scope for refurbishment to create a spacious and comfortable second bedroom.

OUTSIDE To the front, the property benefits from off-street parking, while to the rear is a private garden offering further potential for landscaping and outdoor entertaining.





Martin & Co Derby

1 Queen Street • Derby • DE1 3DL
T: 01332 650068 • E: derby@martinco.com

01332 650068

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.