

# Fletcher & Company

53 Hall Street, Alvaston, Derby, DE24 8SU

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Offers Around £169,950

Freehold

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- Three Storey Accommodation
- Spacious & Well-Presented
- Ideal Investment Property
- Entrance Hall
- Lounge & Dining Kitchen
- First Floor Bedroom & Bathroom
- Two Further Bedrooms to Second Floor
- Enclosed Rear Garden
- Convenient Location
- Close to Amenities





## Summary

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This is a spacious, well presented, three storey, three bedroom, mid-townhouse occupying a popular convenient location in Alvaston.

The property is arranged over three floors and features entrance hall, lounge, open plan dining kitchen, first floor bedroom and bathroom. There are two further bedrooms to the second floor.

The property has an enclosed rear garden and has on street parking.

The property would make an ideal investment property for a buy to let investor or an owner occupier.

# F&C

## The Location

The property is convenient for London Road which offers an excellent range of facilities and easy access into Derby City centre.

## Accommodation

### Ground Floor

#### Entrance Hall

7'6" x 5'2" (2.29 x 1.58)

A panelled entrance door provides access to hallway with staircase to first floor and door to cellar.

#### Lounge

10'7" x 10'4" (3.25 x 3.17)

Having a central heating radiator and double glazed window to front.



**Open Plan Dining Kitchen**  
20'2" x 10'1" (6.15 x 3.08)



**Dining area**  
A spacious dining area with central heating radiator and wood effect flooring.



### **Fitted Kitchen**

Comprising wood grain effect preparation surfaces extending to breakfast bar, matching upstands, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, appliance based suitable for a free standing gas cooker with extractor hood over, built-in fridge freezer, dishwasher and microwave and double glazed door and window to rear.



### **First Floor Landing**

7'11" x 5'2" (2.43 x 1.60)

A semi-galleried landing with staircase to second floor.

### **Bedroom One**

10'11" x 10'6" (3.33 x 3.22)

Having a central heating radiator and double glazed window to front.



## Bathroom

11'1" x 10'5" (3.40 x 3.18)

A spacious room with a suite comprising low flush WC, pedestal wash handbasin, free standing roll edge claw foot bath with shower attachment, separate shower cubicle, chrome towel radiator, appliance space suitable for washing machine and tumble dryer and double glazed door to rear.



## Second Floor Landing

7'5" x 5'0" (2.28 x 1.53)

A semi-galleried landing.

## Bedroom Two

10'9" x 10'4" (3.30 x 3.17)

Currently used as an office with central heating radiator and double glazed window to front.



### Bedroom Three

11'5" x 10'3" (3.49 x 3.13)

With central heating radiator and double glazed window to rear with open views.

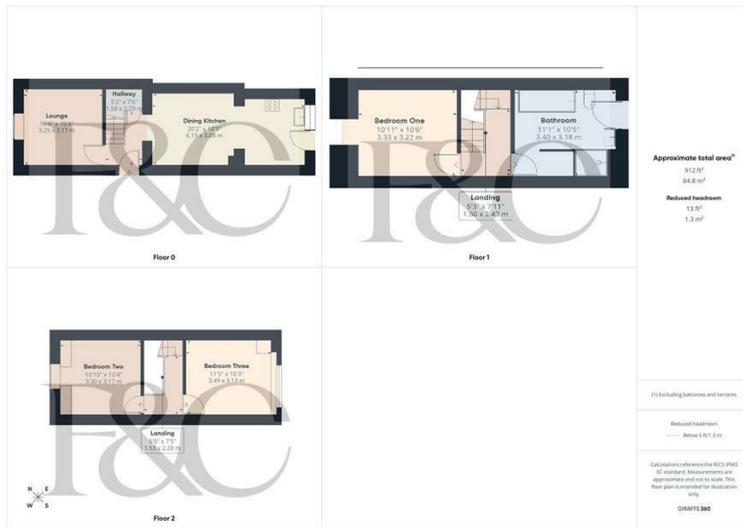


### Outside

To the rear of the property is a good sized, enclosed garden with stone patio, lawn, well-maintained timber fencing and pleasant open aspect.



Council Tax Band A





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53 Hall Street  
Alvaston  
Derby  
DE24 8SU

Council Tax Band: A  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	