Everington & Ruddle









Priors Barn Close, Derby

From **£169,000**

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Two double bedroom semi detached house which will require a scheme of modernistion works to be carried out in order to meet its full potential. This is a fantastic opportunity to acquire a superb and spacious property with everything go for it. There is a large driveway in front with access along the side to a private rear garden. Other similar properties in the street having utilised this space to extended on the side to create a third bedroom. There is currently a good size entrance hall with kitchen off and a large lounge diner to the rear with patio doors to the garden. On the first are two very good size double bedrooms, plus a three piece family bathroom. The property is also UPVC double glazed and is gas centrally heated. Priors Barn Close is a very nice cul-de-sac location just off Conway Avenue, within walking distance of local amenities and bus routes.

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

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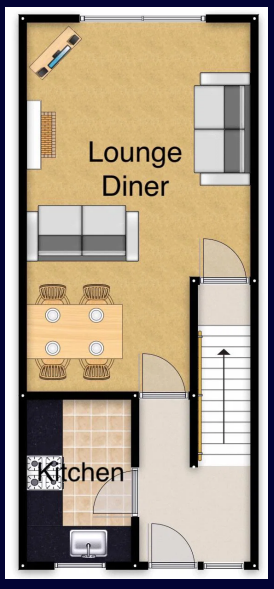



Hallway UPVC double glazed front door leading a good size entrance hallway with a staircase leading to the first floor, a UPVC double glazed window to the front, a door to the kitchen at the front and a door to the lounge/diner at the rear.

Kitchen 8' 5" x 5' 5" (2.56m x 1.65m) Fitted with base and eye level units with laminate worksurfaces and tiled splashbacks. There is a UPVC double glazed window to the front, space for a cooker, space for a tall fridge freezer and plumbing for a washing machine.

Lounge/Diner 19' 2" x 9' 7" (5.84m x 2.92m) A large, light, bright and airy room with ample dining space, a sitting area with patio doors to the private rear garden, a feature fireplace, a central heating radiator and access to a large under stair storage cupboard.

Bedroom 1 11' 7" x 10' 1" (3.53m x 3.07m) UPVC double glazed window to the rear, a central heating radiator and a recessed fitted wardrobe.

Bedroom 2 11' 7" x 7' 10" (3.53m x 2.39m) UPVC double glazed window to the front and a central heating radiator.

Bathroom 7' 5" x 5' 6" (2.26m x 1.68m) Three piece suite including a bath with shower over, a pedestal wash basin and WC. There are also ceramic wall tiles, an extractor fan and a central heating radiator.

Outside The property is set well back from the road beyond a concrete driveway with an adjacent lawn and also has vehicular access along the side of the house to the rear. The rear garden is very private with an open aspect beyond and a patio area with a dwarf retaining brick wall with steps leading up to a level lawn.