



Rowsley Avenue
DERBY



Property Description

Hall & Benson are delighted to present to the market this wonderful semi detached home located on Rowsley Avenue, Derby. The property is both gas central heated and UPVC double glazed. In brief you will find a welcoming entrance hall, lounge, fitted kitchen, dining room and conservatory. On the first floor you will find two bedrooms and shower room with a fitted suite. Externally to the front you will find a driveway leading to the detached garage. To the rear you will find a low maintenance garden. A viewing of this property is highly advised! Call us today to secure your viewing!

Ground Floor

Entrance Hall

Accessed via a door to the side and giving access to the lounge, kitchen and stairs leading to the first floor.

Lounge

Having a window to the front and wooden flooring.

Dining Room

Having a radiator, sliding patio doors leading to the conservatory and laminate flooring.

Kitchen

A fitted kitchen offering a range of wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is a wall mounted cooker hood, tiling to the splashbacks, two ceiling lights, tiled flooring and a window to the side.

Conservatory

Having tiled flooring, door leading out to the garden and a door leading to the cloakroom.

Cloakroom

Fitted with a wash hand basin and wc.

First Floor

Landing

Having carpet flooring, loft access and doors leading to the two bedrooms and shower room.

Bedroom One

Having fitted wardrobes, windows to the front and side, radiator and carpet flooring.

Bedroom Two

Having a window to the rear, cupboard housing the boiler, radiator and laminate flooring.

Shower Room

Having a walk-in shower, wash hand basin, wc and heated towel rail.

Outside

Front

To the front you will find a driveway offering off road parking and a detached garage.

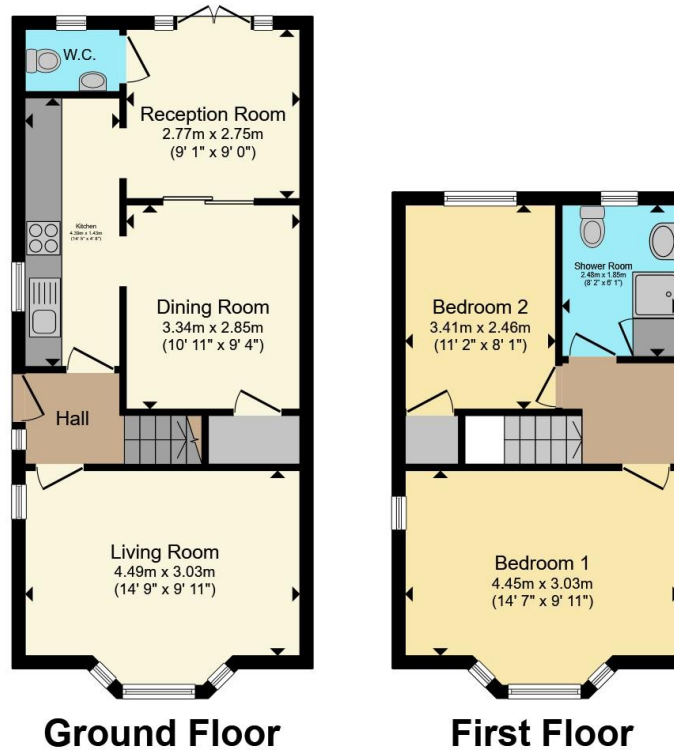
Rear

To the rear you will find a low maintenance garden offering a patio area, graveled area and garden shed. There is also side access and secured with fenced boundaries.









Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ATR102818

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102818 - 0002