



Bemrose Road, Allenton Derby DE24 8LP

welcome to

Bemrose Road, Allenton Derby

This well presented mid-town house is located in this sought after area and would make a great first home. The property features UPVC conservatory, neat enclosed garden and off road parking. There is a wide range of shops and amenities and Pride Park is close by.



Entrance Porch

UPVC entrance door to side and UPVC window to front.

Entrance Hallway

Entrance door to front, stairs leading to the first floor, radiator and door leading to;

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)

UPVC patio door to rear, laminate flooring, feature fireplace with wall mounted gas fire and radiator.

Upvc Conservatory

9' 2" x 8' 9" (2.79m x 2.67m)

Brick base and UPVC construction, French door leading to the rear garden, tiled floor and opening too;

Study

8' 2" x 6' (2.49m x 1.83m)

Tiled floor and radiator.

Dining Room

11' x 7' 1" (3.35m x 2.16m)

UPVC bay window to front, part tongue and groove walls, tiled floor, radiator and archway leading to;

Kitchen

9' 6" x 8' (2.90m x 2.44m)

Fitted with a range of matching wall and base units, rolled edge working surface, stainless steel sink and drainer unit, integrated stainless steel electric oven, gas hob and extractor hood over, space and plumbing for washing machine, useful appliance space, complementary tiling to wall and floor, UPVC windows to rear and UPVC door leading to the rear garden.

First Floor Landing

UPVC window to front, airing cupboard housing the hot water cylinder, useful attic access and doors leading to;

Bedroom One

11' 1" x 10' 1" (3.38m x 3.07m)

UPVC window to rear, fitted wardrobes with mirrored doors and radiator.

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)

UPVC window to rear and radiator.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

UPVC window to front and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, vanity sink unit, low level wc, complementary tiling to walls, laminate flooring, radiator and obscure UPVC window to front.

Outside

To the front of the property there is a tarmacadam driveway which provides ample off road car standing and is enclosed by decorative brick wall with wrought iron gates. There is a neat rear garden which is laid to lawn and features paved patio seating area, shingle area and is enclosed by timber fencing. There is shared access to the gated passageway.



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welcome to

Bemrose Road, Allenton Derby

- Mid Town House
- Entrance Porch & Hallway
- Lounge and UPVC Conservatory
- Dining Room and Kitchen
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£165,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
DBY116736 - 0003

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