

# Patterdale Road

Alvaston, Derby, DE24 8FE

John  
German



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£90,000

**Two bedroom detached park home, located on the popular Alvaston Park Homes site. Benefiting from off road parking, garage, kitchen, gas central heating and double glazing, its one not to be missed!**

In brief the accommodation on offer comprises entrance hallway, L-shaped open plan lounge/dining room, fitted kitchen, two double bedrooms, both with fitted wardrobes, master with en-suite shower room and a separate family bathroom. Externally there are low maintenance gardens surrounding, driveway parking and a garage.

Being conveniently located for local amenities, Alvaston park, and easy access to road and transport links to Derby town centre, an early viewing is highly recommended.

Entrance hall with built-in cloaks cupboard and built-in storage cupboard.

Front facing "L" shaped lounge dinner with double aspect windows and a feature fireplace.

Kitchen with a range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, tiled splashbacks, built in oven, four ring gas hob with extractor over, integrated washing machine and fridge freezer, built in storage cupboard housing combination boiler, entrance door and matching window to the side.

Two double bedrooms with windows overlooking the rear garden and a range of fitted bedrooms furniture. Master bedroom with ensuite shower room comprising low flush WC, shower enclosure and pedestal washbasin, tiled splashbacks and window to the side.

The main bathroom completes the accommodation comprising low flush WC, panelled bath and pedestal washbasin, tiled splashbacks window to the side.

Outside low maintenance gardens to front and rear, driveway to the side and single garage with up and over door and courtesy door to the side.

Pitch fees £69.24 per week.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23052023 **Local Authority/Tax Band:** Derby City Council / Tax Band A







## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

## John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

