

# Willson Avenue, Littleover

aksresidential.com

£160,000



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This property at a glance:



1



2



1



2



D



Watch the video



# Willson Avenue, Littleover



## Jodie says:

“This is a great 2 bedroom mid-terrace house, in the popular area of Wilson Avenue in Littleover. With driveway parking at the front of the house, as you enter you have a handy entrance porch, leading into the spacious living room with lots of light coming in from the big front window and it flows really nicely into a kitchen to the back of the house. There’s plenty of space in there for all of your appliances. The back door leads out from the kitchen to the garden. Upstairs, the bedrooms are a great size. The master spans the width of the house, with 2 built in cupboard spaces as well as plenty of room for additional furniture. The second bedroom is a good size space and there’s also family bathroom! The garden is a blank canvas with decking out from the back door and a grassed area too. I think this could make a great home for a first-time buyer or an investor!”

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# Willson Avenue, Littleover



**Did you spot...**

This spacious 2 bed home is available with no upward chain



A message from the seller:

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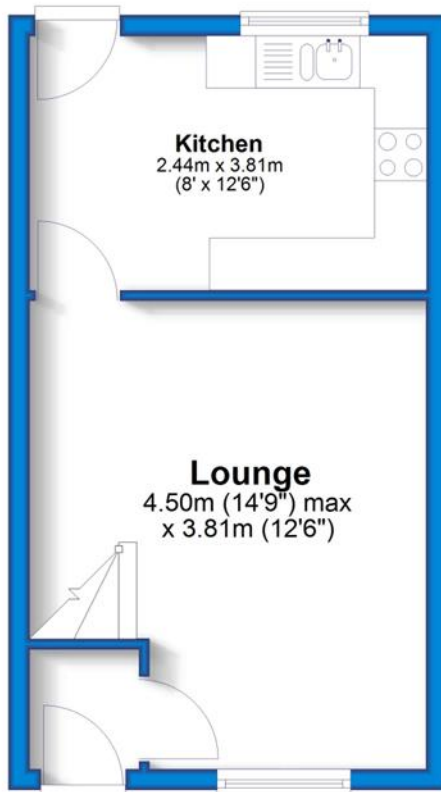


# Floor Plan

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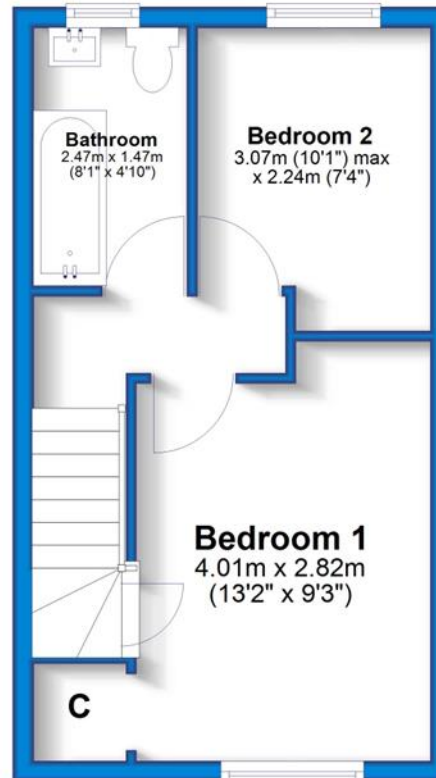
## Ground Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 53.8 sq. metres (578.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



# Willson Avenue, Littleover

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## Key Features:

- 2 BEDROOM MID-TERRACE HOUSE
- NO UPWARD CHAIN
- DRIVEWAY PARKING
- GREAT LOCATION, CLOSE TO LOCAL AMENITIES
- PERFECT FOR A FIRST TIME BUYER OR INVESTOR
- EPC RATING D



## About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, including local shops, takeaways and easy access to the main road links. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



## Schools:

Gayton Primary School, St Georges R.C primary and Ridgeway Infants are in the vicinity, with the secondary school being Derby Moor Academy.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing  
with **Jodie** call  
**01332 30 30 30**

**Click here** to watch  
the property video



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