



## 50 Thorndike Avenue, Alvaston, Derby, DE24 8NY

**£147,500**



A neatly presented and much improved three bedroom semi detached property benefiting from a recently upgraded kitchen and bathroom and offered for sale with no chain.



# 50 Thorndike Avenue, Alvaston, Derby, DE24 8NY

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## DIRECTIONS

The property is best approached from Harvey Road turning right onto Siddons Street, right onto Garrick Street, continue to the junction with Thorndike Avenue where the property will be found immediately on the right.

Internally the uPVC double glazed and gas centrally heated accommodation in brief comprises: Entrance hallway, spacious lounge and dining room with ample space for all furniture, rear conservatory and a modern fitted kitchen with integrated cooking appliances. To the first floor there are three well proportioned bedrooms all being neutrally decorated with a three piece white bathroom suite with shower.

Externally the property has an enclosed rear garden whilst to the front there is also a garden providing potential for off road parking.

The property is located in between London Road and Harvey Road and providing ease of access to the many amenities found within Alvaston and Allenton shopping areas. Ease of access can be sought to Derby city centre, Pride Park and the Ascot Drive area of Derby.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

UPVC double glazed front door, tiled floor, stairs lead off to the first floor with useful open recess beneath and radiator.

#### FITTED KITCHEN

12'4 x 9'10 (3.76m x 3.00m)

Fitted with a recently installed range of wall and base units with matching cupboard and drawer fronts in a gloss finish, wood effect laminate work surfaces and tiled splash back, inset stainless steel sink and drainer, integrated electric oven, gas hob and extractor canopy over, plumbing and space for an automatic washing machine, space for a tall fridge freezer, uPVC double glazed window and side door, tiled floor, radiator and pantry housing the combination boiler providing domestic hot water and gas central heating.

#### SPACIOUS LOUNGE DINER

21'11" x 13'1" reducing to 9'1" (6.68m x 3.99m reducing to 2.77m)

Having two pairs of double glazed sliding patio doors giving access to the rear garden and conservatory, ample space for all necessary furniture and two central heating radiators.



## CONSERVATORY

9'5 x 9'4 (2.87m x 2.84m)

UPVC double glazed windows and door giving access to the rear garden and tiled floor.

## FIRST FLOOR

### LANDING

UPVC double glazed front window, built in store cupboard and loft access.

### BEDROOM ONE

12'4 x 11'2 (3.76m x 3.40m)

UPVC double glazed window overlooking the rear garden

### BEDROOM TWO

11'7 x 9' (3.53m x 2.74m)

UPVC double glazed window overlooking the rear garden

### BEDROOM THREE

9'6 x 8'0 (2.90m x 2.44m)

(Maximum measurement)

Being L-Shaped with a uPVC double glazed

bay window to the front elevation, deep shelf and built in store cupboard

## BATHROOM

7'6 x 4'11 (2.29m x 1.50m)

Fitted with a white three piece suite, comprising a panelled bath, with an electric shower over, pedestal wash hand basin and low level WC, tiled splash areas, tile effect vinyl floor covering, two uPVC double glazed windows and radiator.

## OUTSIDE

To the front of the property there is a lawned garden set behind a hedge. The rear garden is enclosed and is of generous proportion.

## PLEASE NOTE

The neighbouring parcel of land is also currently listed for sale and has outline planning permission for a single two-storey dwelling available at offers around £55,000.



Road Map



Hybrid Map



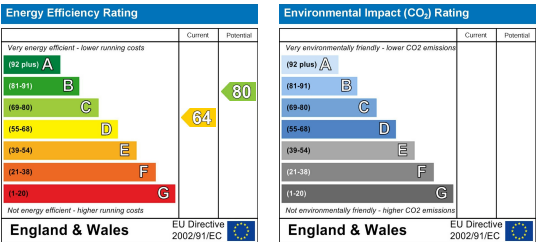
Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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