

Booth Street, Alvaston, Derby. DE24 8PF

£185,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

This realistically priced, three-bedroom semi-detached home is located in a convenient and popular residential area of Alvaston.

Set back from the road, it features a driveway and a side pathway, leading to a larger-than-average south-facing garden with a lawn, vegetable plot, and a handy storage building.

Inside, the property is double-glazed and gas central-heated, offering an entrance hall, a dining room, a lounge, and a fitted kitchen on the ground floor, with three first-floor bedrooms and a family bathroom.

Situated in Alvaston, the property benefits from excellent local amenities including schools, shops, and transport links, making everyday life easy and stress-free. With council tax band A, this home is not only practical but also affordable. Don't miss the chance to make this lovely Alvaston property your new home - contact us today to arrange a viewing.

FEATURES

- Semi Detached Home
- 3 Bedroom, 1 Reception Room
- Large Rear Garden
- Off Street Parking
- Ideal Downsize or First Time Buy
- Competitively Priced
- View Absolutely Essential
- Viewings Highly Recommended
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall – 3.15 x 1.32m (10'4" x 4'3")

A welcoming hallway with a quarry tiled floor, understairs storage cupboard, and staircase leading to the first floor.

Front Reception Room – 3.39 x 3.15m (11'1" x 10'4")

With a central heating radiator and double-glazed window to the front.

Lounge – 3.83 x 3.43m (12'6" x 11'3")

A comfortable living space with a central heating radiator and double-glazed window to the rear.

Kitchen – 2.79 x 2.20m (9'1" x 7'2")

Fitted with roll-edge work surfaces and tiled surrounds, inset stainless steel sink unit, base cupboards and drawers, matching wall-mounted cupboards, four-plate gas hob with oven beneath, and spaces for fridge/freezer and washing machine. Features include a quarry tiled floor, wall-mounted boiler, double-glazed windows to the side and rear, and a double-glazed door leading to the garden.

First Floor

First Floor Landing – 2.33 x 0.93 m (7'7" x 3'0")

A semi-galleried landing providing access to the loft space, with a double-glazed window to the side.

Bedroom One – 3.16 x 3.03 m (10'4" x 9'11")

Featuring a central heating radiator, picture rail, and a double-glazed window to the front.

Bedroom Two – 3.86 x 3.44 m (12'7" x 11'3")

A spacious double room with a central heating radiator, picture rail, and double-glazed window overlooking the rear.

Bedroom Three – 2.79 x 2.21 m (9'1" x 7'3")

With a central heating radiator and a double-glazed window to the rear.

Bathroom – 2.23 x 1.79 m (7'3" x 5'10")

A white suite comprising a low-flush WC, pedestal wash handbasin, and panelled bath with Triton shower over. Includes a central heating radiator and double-glazed window to the rear.

Outside

To the front, the property benefits from a driveway offering convenient off-road parking. At the rear, a generously sized garden enjoys a sunny south-facing aspect and features a well-maintained lawn, well-stocked borders, a vegetable plot, decorative trellis work, a gazebo, timber shed, and useful storage outbuildings.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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