



19 Allan Avenue, Derby, DE23 4RT

Offers Over £300,000



Home2sell are delighted to offer this sympathetically extended three bedroomed detached family home located in a much sought after area of Littleover and being within the Littleover Community School Catchment Area. The PVCu double glazed and gas centrally heated accommodation comprises in brief of fitted kitchen, dining room, inner hall, guest cloakroom WC and generous lounge with feature fireplace. To the first floor landing three very well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front a block driveway provides ample off road parking and leads to an integral single garden having up and over door. To the rear a delightfully enclosed garden having a patio terrace immediately to the rear making an ideal space for el fresco dining and entertaining giving way to a lawn with well stocked established borders having a green house and timber garden shed. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

- Sympathetically Extended Three Bedroomed Detached Property
- PVCu Double Glazing
- Off Road Parking
- Garden to Rear
- Littleover Community School Catchment
- Gas Central Heating
- Garage

