



## 64 Northwood Avenue

Chaddesden, Derby, DE21 6JH

Offers In Excess Of £150,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With PVC front door opening to the Lounge.

#### LOUNGE

14'4" x 12'2" (4.39 x 3.73)

With double glazed window to the front, Gas central heated radiator, stairs rising to the first floor and door leading to Kitchen/Dining Space.

#### KITCHEN/DINER

12'2" x 9'1" (3.73 x 2.78)

With double glazed window to rear Garden, patio doors to terrace, gas central heated radiator and wall mounted Halstead combi boiler. There are eye level wall and base units, complementing worktops, inset four ring gas hob with stainless steel extractor and hood over. There is a built in electric fan oven, a stainless steel sink and drainer, plumbing for a washing machine, further white goods and space for dining furniture.

### FIRST FLOOR

#### LANDING

With access to roof space and doors leading off.

#### BEDROOM 1

12'2" x 7'10" (3.73 x 2.39)

With timber framed double glazed rear window and gas central heated radiator.

#### BEDROOM 2

12'2" x 9'6" (3.73 x 2.90)

With twin timber framed double glazed windows to

the front elevation, over stairs storage and gas central heated radiator.

#### FAMILY BATHROOM

With timber framed double glazed opaque window to the side, gas central heated radiator, panelled bath with main shower over, pedestal hand basin, W.C and extractor fan.

#### OUTSIDE FRONT

With block paved driveway leading to off road parking for two vehicles, a secure timber gate to rear garden, low maintenance front garden and steps to front door.

#### OUTSIDE BACK

With paved terrace seating area, area of traditional lawn, secure timber gate to driveway all enclosed by panel fencing.

#### LOWER FLOOR CLOAKROOM

With wall mounted ceramic sink, W.C. and extractor fan.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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