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47 Penrhyn Avenue
DE23 6LB £199,950



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT AREA - REQUIRES MODERNISATION - A well proportioned 1930's style three bedroom semi-detached home, occupying this highly convenient mature residential location close to local shops and amenities in Littleover Village.

The property requires a full scheme of modernisation but offers exciting potential for improvement and extension (subject to necessary planning consent being obtained)

The accommodation in brief comprises: porch, entrance hallway, lounge with bay window with double opening doors leading to a dining room. There is a kitchen with access to a lean to conservatory. The first floor landing gives access to three bedrooms and bathroom.

Outside, there is a front garden, driveway and lean to garage/store. There is a generous enclosed garden to the rear.





The Detail

This traditional semi-detached property features a classic 1930s layout and presents an exciting opportunity for buyers seeking a project with scope to personalise and enhance to their own taste. The property also offers potential to extended subject to the necessary planning consent being obtained.

The accommodation has gas central heating and single glazed timber windows. In brief the property comprises: porch, entrance hallway leading to two well-sized reception rooms and kitchen. The lounge with bay window is located at the front of the property and has a feature tiled fireplace with electric fire and double glazed doors connecting to the dining room. The dining room also has a feature tiled fireplace with gas fire.

The kitchen retains traditional units with a stainless steel sink drainer. The kitchen provides access to lean-to conservatory housing the central heating boiler, with additional brick built store.

Upstairs are three bedrooms – two doubles and a single – along with a bathroom featuring a three-piece suite and period tiling. The bay-fronted main bedroom includes built-in wardrobes, while the second double overlooks the garden and includes a charming period fireplace.

Externally, the property includes a front garden with driveway, a timber-framed lean-to garage and store. There is a generous rear garden with mature borders – offering excellent potential for landscaping or future development.





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The Location

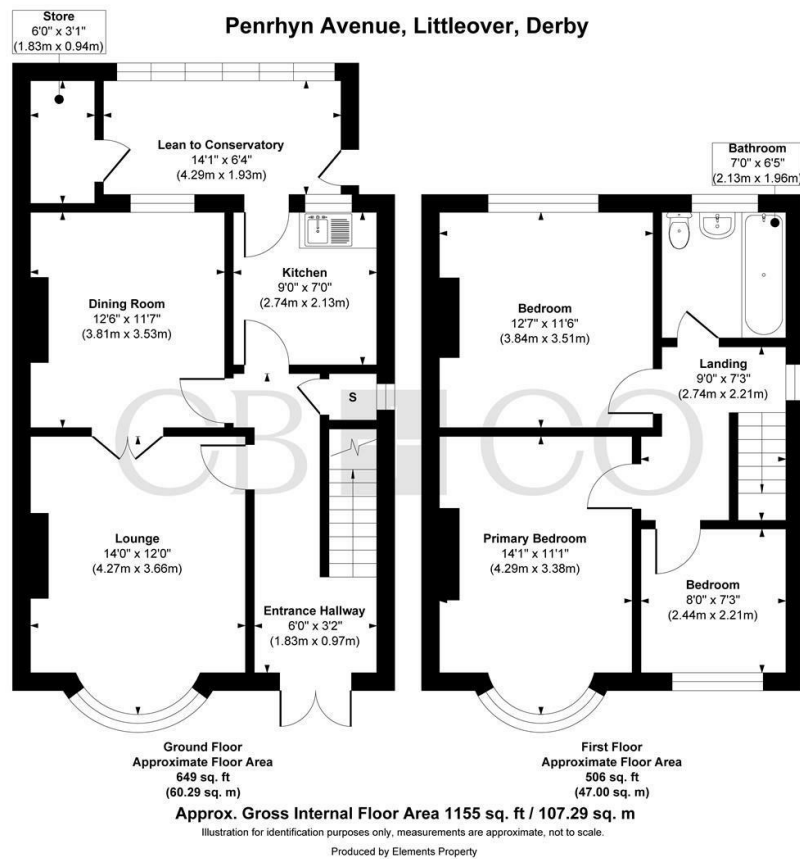
Penrhyn Avenue is a quiet and established residential street in the heart of Littleover, one of Derby's most sought-after suburbs. The property is within walking distance of Littleover village, offering local shops, cafés, and everyday amenities. It falls within the catchment for the highly regarded Littleover Community School, making it particularly appealing for families.

The location also provides convenient access to Derby Royal Hospital, Rolls-Royce, and Derby University. Nearby parks and green spaces further enhance the area's family-friendly feel, while a strong sense of community adds to its long-standing popularity.









The *Particulars*

- Traditional 1930's Style Three Bedroom Semi-Detached Home
- Littleover School Catchment Area
- Requires Full Modernisation - Exciting Potential
- Potential for Extension (Subject to Planning Consent Being Obtained)
- Gas Central Heating & Single Glazed Windows
- Porch, Entrance Hallway, Kitchen & Store
- Lounge with Bay Window, Dining Room & Lean To Conservatory
- Three Bedrooms & Bathroom
- Front Garden, Driveway & Enclosed Rear Garden
- No Chain Involved

Size

Approx 1155.00 sq ft

Energy Performance Certificate (EPC)

Rating F

Council Tax Band

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Let's *Talk*

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