

Düsseldorf / Gerresheim

## Well-kept bungalow with beautiful plot and garage near the Ostpark

Property ID: 25013042



[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 585.000 EUR • LIVING SPACE: ca. 111,3 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 498 m<sup>2</sup>

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | 25013042                 |
| Living Space         | ca. 111,3 m²             |
| Roof Type            | Half-hipped roof         |
| Rooms                | 4                        |
| Bedrooms             | 3                        |
| Bathrooms            | 2                        |
| Year of construction | 1933                     |
| Type of parking      | 1 x Car port, 1 x Garage |

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Purchase Price                | 585.000 EUR                                                              |
| Commission                    | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2022                                                                     |
| Condition of property         | Well-maintained                                                          |
| Equipment                     | Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony        |

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## Energy Data

|                                |                   |
|--------------------------------|-------------------|
| Type of heating                | Central heating   |
| Energy Source                  | Light natural gas |
| Energy certificate valid until | 22.08.2034        |
| Power Source                   | Gas               |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 105.90 kWh/m²a                 |
| Energy efficiency class                              | D                              |
| Year of construction according to energy certificate | 1933                           |

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## A first impression

Family-friendly detached house with charm ... For sale is a charming detached family home in bungalow construction, built in 1933/1994. The property is situated on a generous plot of approx. 498 m<sup>2</sup> and offers a living space of approx. 111 m<sup>2</sup>. The bungalow comprises a total of four rooms, including three bedrooms and two bathrooms, both of which have windows. This not only offers enough space for a family, but also excellent lighting conditions in the sanitary areas. The property impresses with its well-kept condition. It has been modernized on an ongoing basis, most recently extensively in 2022. The modernization measures include replacing the heating, re-cladding the flat roof and giving the façade a fresh coat of paint. These measures ensure very good energy efficiency (D) and low maintenance requirements in the near future. A Wolf low condensing gas heating system, which was replaced in 2016, ensures pleasant warmth and economical operation throughout the house. Two of the radiators were replaced in 2019, which contributes to the improved efficiency of the central heating. Inside the house, you can expect an attractive interior design with vinyl flooring in the living area and kitchen, while laminate flooring has been laid in the bedrooms. The entrance area and hallway are fitted with easy-care tiles. A Bulthaup fitted kitchen from 1994, which was fitted with new electrical appliances in 2022, offers a functional and modern cooking environment. Particularly worth mentioning is the large, partly covered terrace, which can be used very well from morning to evening, thanks to the north-east-west orientation of the garden. The garden is easy to maintain and offers plenty of space for outdoor leisure activities. A garage with manual sectional door and additional connection to the garden as well as a carport in front of it offer numerous parking options directly on the property. The combination of timber frame construction in the old building and solid concrete construction in the 1994 extension combines traditional construction methods with modern architecture. This construction method guarantees longevity and an aesthetically pleasing design. The location of the house is impressive due to its family-friendliness and local transport connections. All important facilities such as schools, shopping facilities and medical services are within easy reach. In summary, this detached house offers a unique opportunity for families or couples who value a quiet residential location with a balanced mix of modern comfort and traditional charm. Arrange a viewing today and see the benefits of this well-kept property for yourself

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## Details of amenities

Charming detached family home  
single-family house location / family-friendly  
plastered facade / recently painted  
Old building from 1933 in timber frame construction with hipped roof  
Extension from 1994 in solid concrete construction with flat roof (re-roofed in 2022)  
Wolf low condensing gas heating (renewed in 2016) (located in the hipped roof part of the house)  
2 bathrooms, both with window  
Vinyl flooring in the living room and kitchen  
Laminate flooring in the bedrooms  
Tiles in the hallway  
Bulthaup fitted kitchen from 1994 / new electrical appliances (2022)  
Large terrace / partially covered  
Garage with manual sectional door / access to the garden  
1994 fitted kitchen  
2016 Floor covering replacement  
2016 Heating replacement  
2019 2 radiators renewed  
2022 Painting of facade  
Carport  
North-east-west orientation Garden

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## All about the location

Gerresheim is a vibrant, manageable district that never stands still. Preserving the old, promoting the new, bringing history and the future together. A visible sign of lively growth. Just around the corner is the popular shopping street (Benderstraße) with everything you need for your daily needs and more. The streetcar stop is also located here, taking you conveniently to neighboring districts or the city center. The Grafenberger Wald forest or the historic center of Gerresheim are also just a few minutes' walk away. Thanks to the nearby freeways, you are also ideally connected to neighboring cities such as Wuppertal, Cologne, Neuss, the Ruhr area and Düsseldorf Airport. If green is your favorite color, you will appreciate the proximity to Grafenberg Forest, with its extensive, relaxing walking paths. It is also a destination for various sporting activities for young and old. Those who prefer a more leisurely pace can visit the racecourse or watch an international tennis tournament. A special highlight for the whole family is the wildlife park and forest school. Here, children can experience animals and nature up close. However, if water is more your element, then simply head south. The Unterbacher See lake is perfect for swimming and boating. Easy to reach by bike. Kindergartens: DRK daycare center, Heinrich-Könn-Straße 121, 40625 Düsseldorf Urmelhaus daycare center, Märkische Str. 16, 40625 Düsseldorf St. Margareta Catholic daycare center, Gerricusstraße 9, 40625 Düsseldorf Waldorf Kindergarten Goldberg ev, Hagener Str. 60, 40625 Düsseldorf Protestant daycare center Vereinsstraße, Vereinsstraße 10, 40625 Düsseldorf Rudolf Steiner Kindergarten, Diepenstraße 15, 40625 Düsseldorf Elementary school: Freie Waldorfschule, Diepenstraße 15, 40625 Düsseldorf Municipal Catholic elementary school, Unter den Eichen 26, 40625 Düsseldorf Municipal. Community elementary school, Heyestraße 91, 40625 Düsseldorf Hannah-Zürndorfer elementary school, Benderstraße 78, 40625 Düsseldorf Aloys-Odenthal elementary school, Diepenstraße 24, 40625 Düsseldorf Secondary schools: Gerresheim Grammar School, Am Poth 60, 40625 Düsseldorf Marie-Curie-Gymnasium, Gräulinger Str. 15, 40625 Düsseldorf Freie Waldorfschule, Diepenstraße 15, 40625 Düsseldorf Martin-Luther-King-School, Schönaustraße 25, 40625 Düsseldorf LVR Schools, Gräulinger Str. 103, 40625 Düsseldorf Train connections: Subway U73, U83 S-Bahn: S8, S28, S68 Bus: 730,734,781,737,736, NE4, M1,724,725,733,738 Highways: B7 Supermarkets: Edeka-Musija, Benderstraße 52-54, 40625 Düsseldorf Netto Marken-Discount, Benderstraße 123, 40625 Düsseldorf Rewe, Benderstraße 70, 40625 Düsseldorf Restaurants: Restaurant am Ostpark, Ölbachweg 5, 40625 Düsseldorf Restaurant zur Isa, Friedrich-Wilhelm-Straße 5, 40625 Düsseldorf Zum Jägerhof, Kölner Tor 17, 40625 Düsseldorf Restaurant Herr Knillmann (German), Alter Markt 1a, 40625 Düsseldorf Da Giacomo (Italian), Neusser Tor 17A, 40625 Düsseldorf I Due Amici (Italian), Unter den Eichen 103,

40625 Düsseldorf Ristorante Lerosse (ital.), Benderstraße 136, 40625 Düsseldorf Hospital:  
Sana Hospital Gerresheim, Gräulinger Str. 120, 40625 Düsseldorf Local recreation:  
Diepenstraße Nachbarschaftspark, 40625 Düsseldorf Ostpark, 40625 Düsseldorf

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 22.8.2034. Endenergieverbrauch beträgt 105.90 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Erdgas leicht. Das Baujahr des Objekts lt. Energieausweis ist 1933. Die Energieeffizienzklasse ist D. On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation. Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

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