

Leman Street, Derby. DE22 3UY

£140,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DP DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LE

PROPERTY DESCRIPTION

Well presented two bedroom home with a modern re-fitted kitchen with stylish units, lounge with a feature panelled wall and conservatory creating further ground floor accommodation. To the first floor there are two bedrooms and shower room with white suite. Tastefully decorated throughout. Gas fired central heating and double glazing. Ample off-road parking to the fore and low-maintenance rear garden with useful covered area. Viewing highly recommended.

FEATURES

- Lounge enjoying an outlook to the fore
- Re-fitted kitchen with breakfast bar
- Conservatory creating further ground floor space
- Two well presented bedrooms
- Shower Room with white suite
- Driveway providing off-road parking
- Enclosed low-maintenance rear garden
- Conveniently located for Derby City Centre
- Gas central heating & double glazing
- Viewing highly recommended



ROOM DESCRIPTIONS

Ground Floor

Accommodation

The property is approached via an exterior door into:

Entrance

1.26m x 0.90m (4' 2" x 2' 11") with ceiling light point and stairs leading to first floor landing.

Living Room

4.22m x 3.56m (13' 10" x 11' 8") with ceiling light point, central heating radiator, half-height panelling to one wall and double glazed window to front elevation.

Kitchen

3.54m x 2.54m (11' 7" x 8' 4") re-fitted with a matching range of stylish eye and base level units with contrasting worktops over incorporating a gas hob with matching extractor over and stainless steel sink with mixer tap. Integrated fridge/freezer, concealed wall mounted boiler and space for washing machine. Glass fronted display cabinets and breakfast bar area. Complementary ceramic splashback tiling, central heating radiator, double glazed window to rear elevation and double glazed exterior door into:

Conservatory

3.51m x 2.90m (11' 6" x 9' 6") with ceiling light point, central heating radiator and double glazed exterior door leading onto the rear garden.

First Floor

Landing

1.82m x 0.77m (6' 0" x 2' 6") with ceiling light point, double glazed window to side elevation and loft hatch providing access to roof space.

Bedroom One

3.47m x 2.57m (11' 5" x 8' 5") with ceiling light point, central heating radiator, built-in storage cupboard and double glazed window to front elevation.

Bedroom Two

3.29m x 1.65m (10' 10" x 5' 5") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Shower Room

2.37m x 1.81m (7' 9" x 5' 11") appointed with a white three-piece suite comprising of a corner shower cubicle, pedestal wash hand basin and WC. Splashbacks, ceiling light point, heated towel rail and double glazed window to rear elevation.

Outside

To the front of the property is a block paved driveway providing off-road parking. The rear garden has been designed for low-maintenance with a paved patio area, artificial lawn, useful covered storage area. Outdoor store.

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.



FLOORPLAN & EPC

