

Elm Street, Borrowash, Derby. DE72 3HP

£170,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this spacious mid terrace house located in the heart of Borrowash, close to Derby. The property briefly comprises of a spacious open-plan lounge/diner and kitchen/breakfast room. To the first floor a landing provides access to 2 bedrooms and bathroom. To the rear elevation is an enclosed private rear garden.

Elm Street is extremely convenient for an array of local amenities in Borrowash Village, including shops and schools, as well as excellent road and public transport links. Elvaston Castle & Country Park is also just a few minutes away and there is excellent access to both Derby and Nottingham via the A52.

A viewing is essential to appreciate the location of the property and the accommodation on offer.

## FEATURES

- NO CHAIN
- Spacious Mid terraced House
- 2 Bedrooms
- Upstairs Bathroom/Wc
- Kitchen/Breakfast Room
- Front & Rear Gardens
- Convenient Location
- COUNCIL TAX BAND A



## ROOM DESCRIPTIONS

### Lounge

5.55m x 3.76m (18' 3" x 12' 4") entered via UPVC door from the front elevation, double glazed bay window, TV point, wall mounted radiators, staircase to 1st floor landing, decorative coving and wall lighting. The feature focal point of the room is a wall mounted living flame effect gas fire with decorative wooden surround, marble backdrop and raised hearth.

### Kitchen/Breakfast Room

3.9m x 2.48m (12' 10" x 8' 2") comprising of a range of wall and base mounted units with roll-top worksurface incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback. Under counter space and plumbing for washing machine and tumble dryer, integrated electric oven, four ring gas hob and stainless steel extract canopy. Wall mounted gas combination boiler, space fridge/freezer, wall mounted radiator, tiled floor covering, double glazed window and French doors to the rear elevation.

### First Floor Landing

Accessed via the lounge/dining room with internal doors accessing both bedrooms and bathroom. Decorative coving to ceiling, loft access point.

### Bedroom

3.77m x 2.57m (12' 4" x 8' 5") with double glazed window to the front elevation, wall mounted radiator, decorative coving to ceiling and exposed floorboards.

### Bedroom

2.85m x 2.77m (9' 4" x 9' 1") double glazed window to the rear elevation and wall mounted radiator.

### Bathroom

1.96m x 1.53m (6' 5" x 5' 0") comprising of a three-piece modern white suite to include WC, pedestal wash hand basin and wood panelled bath with shower over. Fully tiled walls, wood floor covering, double glazed obscured window and wall mounted radiator.

### Outside

To the front elevation is a small front garden with wall boundary to street and paved pathway. The rear garden offers a low maintenance gravelled patio area, lawn, stocked borders all enclosed by timber fence boundaries.

### 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

