



Balham Walk
Derby



Property Description

Hall and Benson are pleased to present this three bedroom end terraced property in the popular location of Mackworth. Balham walk is in close proximity of a wide variety of local amenities such as; school, bus routes, shops and major road links such as the A38. In brief the property comprises of; an entrance hallway with downstairs w/c, lounge, dining room and kitchen. To the first floor are three well proportioned bedrooms and family bathroom. Outside the property there is a secure rear garden mainly laid to lawn and the front sits back from the road with a small lawned frontage. the property also benefits from being gas centrally heated and double glazed. This property needs to be viewed to truly appreciate all it has to offer.

Ground Floor

Entrance Hallway

Accessed through the front door with carpet flooring, W/C and stairs leading to the first floor.

Lounge

11' 1" Max x 10' 2" Max (3.38m Max x 3.10m Max)

The Lounge is open plan from the front to the rear being split with a feature fireplace, double glazed window to the front and carpet flooring.

Dining Room

17' 9" x 13' 5" (5.41m x 4.09m)

Situated to the rear and flows from the lounge with door leading to the kitchen, carpet flooring and radiator.

Kitchen

17' 1" x 8' 7" (5.21m x 2.62m)

The fitted kitchen comprises of a variety of fitted wall and base units with counter tops over, oven hobs, sink and drainer unit, radiator, door leading to the rear garden and two double glazed windows and laid to laminate flooring.

First Floor

First Floor Landing

Allowing access to all areas of the first floor with carpet flooring.

Bedroom One

12' 3" x 11' (3.73m x 3.35m)

Situated to the rear elevation this double bedroom is laid to carpet with radiator and double glazed window looking over the rear garden.

Bedroom Two

14' 9" x 10' 4" (4.50m x 3.15m)

Situated to the rear elevation this double bedroom is laid to carpet with radiator and double glazed window looking over the rear garden.

Bedroom Three

10' 2" x 7' 3" (3.10m x 2.21m)

This bedroom is situated to the front elevation with carpet flooring radiator and window overlooking the front.

Family Bathroom

The family three piece bathroom suite comprises of a bath , low level W/C , sink and drainer unit with vinyl flooring and radiator.

Outside

Front

The front of the property sits back from the road with parking spaces available to the residents just off of the road. There is a lawned frontage with gate leading to the rear garden.

Rear

The rear garden is fully secured with fenced boundaries and mainly laid to lawn with a side gate leading to the front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: A

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Tenure: Freehold



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