



Not for marketing purposes INTERNAL USE ONLY

Westbury Street  
Derby



## Property Description

Being offered with NO ONWARD CHAIN, Hall and Benson are delighted to present to the market this delightful, two bedroom mid-terrace property located on Westbury Street. In brief the property comprises of a lounge, dining room, kitchen and lean to on the ground floor. To the first floor you will find two bedrooms and bathroom. Externally, to the rear you will find a low maintenance garden as well as an outbuilding offering power and lighting! A viewing of this property is highly advised!!

## Ground Floor

### Lounge

Accessed via a door to the front with a window to the front, feature fireplace, radiator door leading into the dining room and laminate flooring.

### Dining Room

Having understairs storage, stairs to the first floor, single glazed window to the rear, door leading to the kitchen and tiled flooring.

### Kitchen

Fitted with matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, gas hob with cooker hood over, tiling to the splashbacks, tile

flooring, double glazed window to the rear and a door leading into the lean to.

### Lean To

Having tiled flooring, space and plumbing for a washing machine and a door leading out to the garden.

### First Floor

### Landing

Having loft access, carpet flooring and doors leading to the two bedrooms and bathroom.

### Loft

The loft is boarded and benefits from power and lighting, this allows a great space to convert into to create an additional room or bedroom (STPP)

### Bedroom One

Having a double glazed window to the front, radiator and laminate flooring.

### Bedroom Two

Having a double glazed window to the rear, storage cupboard, radiator and carpet flooring.

### Bathroom

A fitted suite comprising of a bath with shower over, wash hand basin and W/C. There is an extractor fan, partly tiled walls, heated towel rail, cupboard housing the boiler and a double glazed obscure window to the rear.

## Outside

## Rear

To the rear of the property you will find a low maintenance garden as well as an outbuilding.

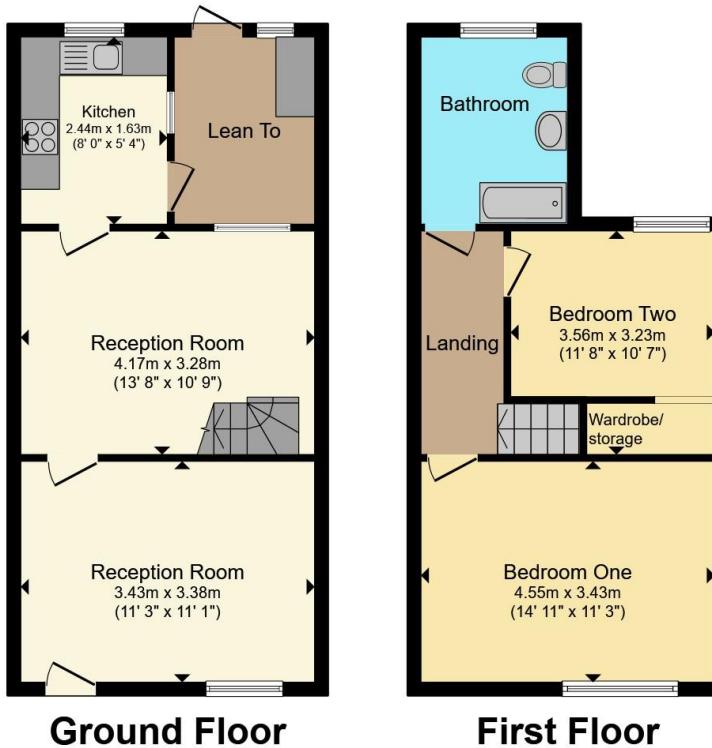
## Outbuilding

Offering power and lighting.









Total floor area 84.2 m<sup>2</sup> (906 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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Tenure: Freehold



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