



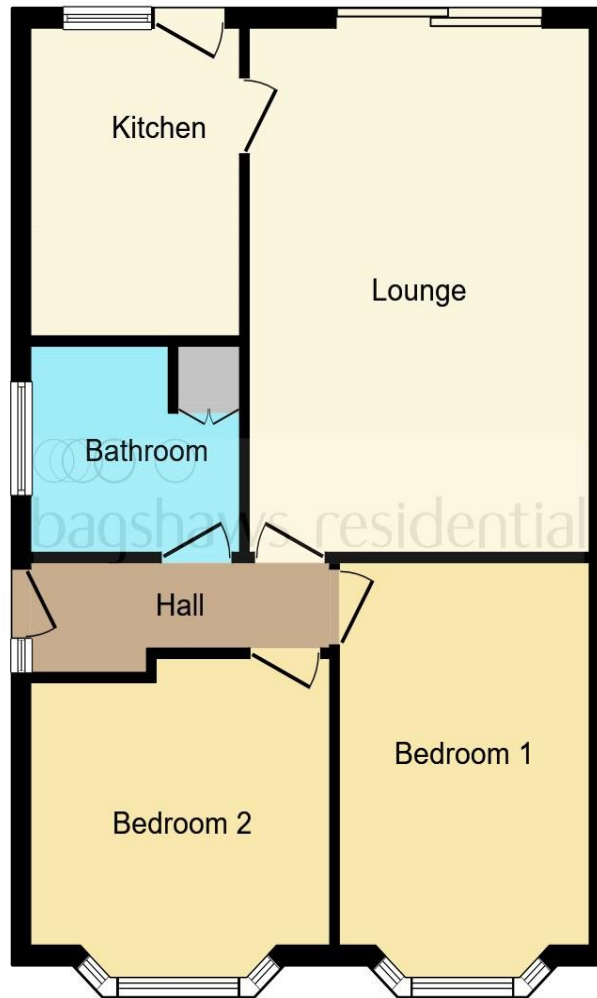
**Moorside Crescent, Sinfin Derby DE24 9PH**

**welcome to**

**Moorside Crescent, Sinfin Derby**

Discover the perfect blend of convenience and comfort in this delightful two-bedroom semi-detached bungalow, nestled in the heart of Sinfin. With local shops, schools, parks, and transport links on your doorstep, this property is ideal for first-time buyers or small families.





**Lounge**  
18' 10" x 12' 6" ( 5.74m x 3.81m )

**Kitchen**  
7' 7" x 11' 3" ( 2.31m x 3.43m )

**Bedroom One**  
13' 2" x 9' 2" ( 4.01m x 2.79m )

**Bedroom Two**  
11' 10" x 9' 10" ( 3.61m x 3.00m )

**Bathroom**  
6' 8" x 8' 3" ( 2.03m x 2.51m )

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](http://www.focalagent.com)

welcome to

## Moorside Crescent, Sinfin Derby

- Two Bedroom Semi Detached Bungalow
- Two Double Bedroom
- Large Driveway
- Double (Tandem) Detached Garage
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers over

**£190,000**

Ideally located in the heart of Sinfin, this delightful two-bedroom semi-detached bungalow is perfect for first-time buyers or small families. Enjoying a prime position close to local shops, schools, parks, and excellent transport links, this property offers the ultimate in convenience and comfort.

The property welcomes you into a spacious entrance hallway, providing access to the bathroom, lounge, and both bedrooms. The two generous double bedrooms boast wooden flooring, bay windows, and radiators, ensuring a warm and inviting atmosphere.

The lounge is a lovely space, featuring carpeted flooring, a fireplace, and doors leading out to the rear garden. A door from the lounge also accesses the modern kitchen, which is equipped with tiled flooring, an abundance of white cabinets, sleek grey countertops, an integrated oven and hob, and a window. There is also space for a washing machine and a frosted window and door to the rear garden.

The good-sized bathroom is complete with a frosted window, bath with overhead shower, and tiled walls, providing a relaxing space to unwind.

Outside, the property boasts a huge patio driveway, perfect for parking multiple vehicles. The detached tandem garage, measuring 28 feet by 11 feet, offering extensive space to accommodate multiple cars, offering a secure and convenient storage solution. The rear garden is a tranquil oasis, featuring a mainly patio area and stone borders along the sides of the garden, ideal for outdoor entertaining.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY118218 - 0008

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bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)