



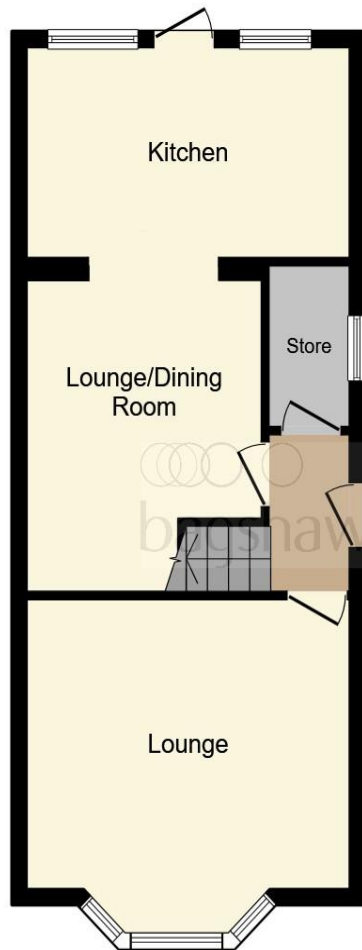
Balfour Road, Derby DE23 8UQ

welcome to

Balfour Road, Derby

This two bed semi-detached house is situated in sought after Peartree, close to the City Centre. This home offers excellent proportions and an opportunity for the buyer to put their own stamp on it, making the most of many great features such as driveway parking, large garden and lovely bay windows.





Ground Floor



First Floor

Entrance Hall

Living Room

14' 2" into bay x 10' 11" (4.32m into bay x 3.33m)

Lounge Dining Room

13' 3" x 10' 6" (4.04m x 3.20m)

Kitchen

8' 2" x 13' 4" (2.49m x 4.06m)

Stairs & Landing

Bedroom One

12' 6" into bay x 14' (3.81m into bay x 4.27m)

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.49m)

Bathroom

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

welcome to

Balfour Road, Derby

- Generous Two Bedroom Home
- Driveway Parking
- Large Garden
- Two Reception Rooms
- No Onward Chain

Tenure: Freehold EPC Rating: F

offers in the region of

£170,000

This two bedroom semi-detached house is situated in the sought after Peartree area of Derby, close to the City Centre, many ideal amenities and catchment for a number of schools. With excellent transport links, this property is ideal for first-time buyers or small families looking for a convenient and comfortable living space. The property is offered with no onward chain and provides the new owner the opportunity to personalise and enhance this wonderful home with ample potential.

The property comprises; a side entrance into a small hallway with a handy storage area and stairs leading up. The lounge boasts a beautiful bay window to the front, flooding the room with natural light. There is a further lounge dining room connecting to the kitchen, which is fitted with base and wall units and has a door to the rear garden. To the first floor is a small landing area connecting two generous bedrooms, the largest with a matching bay window to the front. The family bathroom completes the first floor with white suite comprising bath, wash basin and toilet.

Outside, the large rear garden is a true highlight, featuring a generous lawn, patio, and a greenhouse/shed for gardening. A large driveway provides ample parking, and access to the rear garden from the side gate.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119394 - 0002

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