



**Leacroft Road, Derby DE23 8HX**

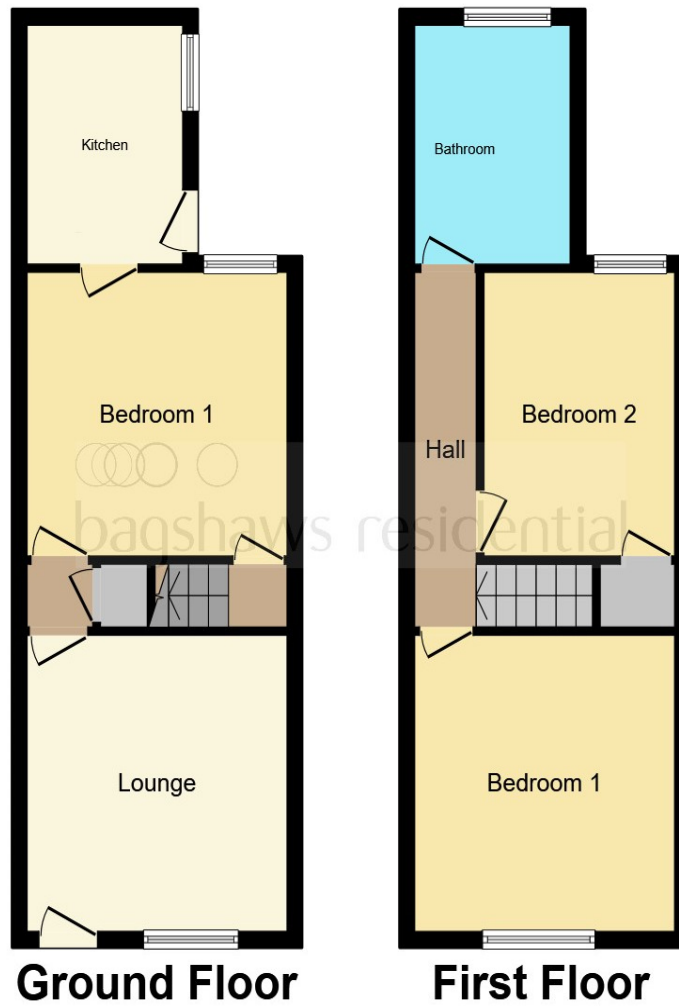


**welcome to**

**Leacroft Road, Derby**

Offered for sale with no onward chain is this two bedroom terraced house in Normanton, close to amenities and offering well-balanced accommodation including two reception rooms, two bedrooms, kitchen and bathroom. The property also has an enclosed rear garden.





**Living Room**  
11' 2" x 11' 7" ( 3.40m x 3.53m )

**Dining Room**  
11' 2" x 11' 7" ( 3.40m x 3.53m )

**Kitchen**

**Stairs & Landing**

**Bedroom One**  
11' 3" x 11' 7" ( 3.43m x 3.53m )

**Bedroom Two**  
8' 2" x 11' 7" ( 2.49m x 3.53m )

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

welcome to

## Leacroft Road, Derby

- Two Bedroom Terrace Home
- Enclosed Rear Garden
- Separate Living Room and Dining Room
- No Onward Chain
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers in the region of

**£120,000**

Offered for sale with no onward chain is this two bedroom terraced house in Normanton. Leacroft Road is ideally situated for access to amenities and the City Centre, making for a great first time buyer home or investment opportunity. The location is also close to transport links into the City Centre as well, a short drive to Rolls Royce and Pride Park.

The property comprises of a front living room and rear dining room separated by an inner hallway with storage cupboard, there is a galley kitchen to the rear with doorway into the garden. To the first floor, the hallway connects two bedrooms and a bathroom fitted with a three piece white suite including a shower over the bath. Externally, there is an enclosed rear garden with a brick shed and outside toilet, lawn and path leading to the rear of the plot. The property also benefits from solar panels to the roof.

The vendor has informed Bagshaws Residential of the presence of Japanese Knotweed to the rear of the property. This is currently under treatment on an insurance-backed guarantee which will transfer to the new owner on completion. Ask the agent for more details.



**view this property online** [bagshawsresidential.co.uk/Property/DBY119486](https://www.bagshawsresidential.co.uk/Property/DBY119486)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY119486 - 0003

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