



**Balfour Road, Derby DE23 8UN**

**welcome to**

**Balfour Road, Derby**

Your dream home awaits! This beautifully updated two-bedroom mid-terrace on Balfour Road combines contemporary design with charm, making it the perfect place to call home. Available with vacant possession, this property is ideal for first-time buyers or investors alike!





**Ground Floor**



**First Floor**

**Lounge**

13' 7" x 12' 1" ( 4.14m x 3.68m )

**Dining Room**

15' 1" x 13' 8" ( 4.60m x 4.17m )

**Kitchen**

9' 7" x 8' 8" ( 2.92m x 2.64m )

**Shower Room**

9' 7" x 4' 3" ( 2.92m x 1.30m )

**Bedroom 1**

13' 7" x 11' 9" ( 4.14m x 3.58m )

**Bedroom 2**

11' 9" x 10' 7" ( 3.58m x 3.23m )

**Bathroom**

9' 1" x 8' 8" ( 2.77m x 2.64m )

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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

## Balfour Road, Derby

- Available with vacant possession - move-in ready!
- Charming property set-back from the pavement
- Refurbished throughout
- Modern, newly fitted kitchen
- Thoughtfully designed, ground-floor shower room

Tenure: Freehold EPC Rating: D

# £149,950

This charming property, set slightly back from the pavement for added privacy, combines contemporary design with classic charm. Step inside to a welcoming hallway that leads to a bright spacious lounge, perfect for relaxing and entertaining. Adjacent is a charming dining room that flows seamlessly into a newly fitted modern kitchen. To the rear, you also have access to a thoughtfully designed spacious shower room, providing added convenience for those desiring enhanced accessibility and comfort.

Upstairs, you'll find two generous double bedrooms, one at the front and one to the rear, both offering ample space and comfort. The stylish, updated three-piece family bathroom completes this floor. Outside, is a contained private rear garden.

This home has been fully refurbished with a brand-new kitchen and bathroom, fully gas central heating, and fully double glazed. Situated in a popular area with excellent amenities nearby, this home is ready to welcome it's new owners.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119924](https://www.bagshawsresidential.co.uk/Property/DBY119924)



Property Ref:  
DBY119924 - 0006

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