



Balfour Road, Derby DE23 8UN

welcome to

Balfour Road, Derby

A fantastic opportunity for investors or first-time buyers, this two-bedroom mid-terrace property on Balfour Road, Derby, offers plenty of potential. With a spacious layout, period features, and a great location, this home is ready for someone to make it their own.





Living Room

11' 3" + BAY x 10' 7" MAX (3.43m + BAY x 3.23m MAX)

Dining Room

13' 2" MAX x 10' 11" MAX (4.01m MAX x 3.33m MAX)

Kitchen

8' 11" MAX x 8' 3" MAX (2.72m MAX x 2.51m MAX)

Bedroom 1

14' MAX x 11' 4" MAX (4.27m MAX x 3.45m MAX)

Bedroom 2

13' 2" MAX x 8' 10" MAX (4.01m MAX x 2.69m MAX)

Bathroom

8' 7" MAX x 7' 7" MAX (2.62m MAX x 2.31m MAX)

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

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Balfour Road, Derby

- Two-bedroom mid-terrace property with period charm.
- Spacious lounge to the front and dining room to the rear.
- Kitchen with adjoining utility area and rear porch.
- Outdoor workshop, perfect for storage or hobbies.
- Low-maintenance garden with rear access.

Tenure: Freehold EPC Rating: D

offers over

£130,000

Situated in the heart of Derby, this two-bedroom mid-terrace property on Balfour Road is full of charm and potential. Perfect for investors or first-time buyers, the property boasts a flexible layout with a lounge to the front, a dining room to the rear, and a well-proportioned kitchen with a utility area leading to a rear porch.

Outside, you'll find a low-maintenance garden, space for an outdoor toilet, and a workshop, providing excellent storage or hobby space. Upstairs, the master bedroom spans the front of the property, with a second bedroom to the side and a family bathroom to the rear. While the property does require some cosmetic updates, it offers an excellent opportunity to add value and create a personalised home.

The property is located in a vibrant area of Derby, close to local amenities, schools, and transport links. Balfour Road is just a short drive from Derby city centre, offering a variety of shopping, dining, and leisure options. Additionally, the nearby parks and green spaces make it an ideal spot for families or those who enjoy outdoor activities. With its central location and strong rental demand, this property is an excellent investment opportunity.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY120116 - 0003

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