



**Canal Bank, Shardlow Derby DE72 2GL**



**welcome to**

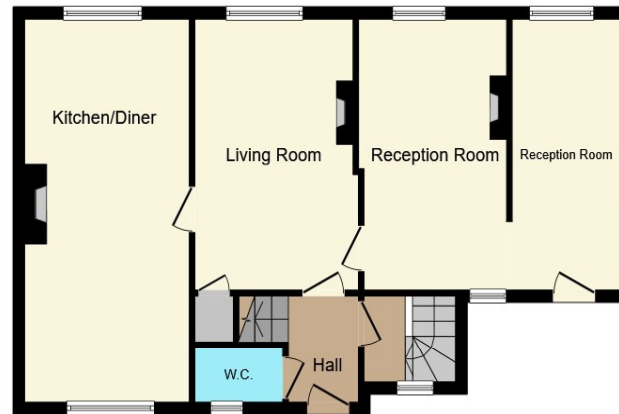
## **Canal Bank, Shardlow Derby**

NO CHAIN A rare opportunity to own a stunning Grade II listed home in the heart of Shardlow. This unique 4-bed semi-detached property blends historic charm with modern living, featuring a canal-side setting, spacious interiors, a cosy open-fire, and a self-contained annexe

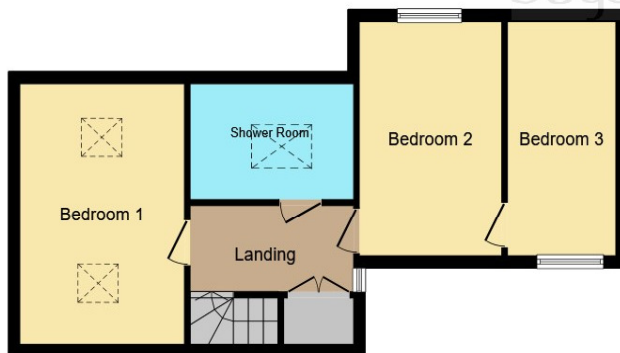




**Basement**



**Ground Floor**



**Second Floor**

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)

## About The Area

### Living Room

15' 3" APPROX x 9' 9" APPROX ( 4.65m APPROX x 2.97m APPROX )

### Kitchen/ Diner

21' 7" APPROX x 10' APPROX ( 6.58m APPROX x 3.05m APPROX )

### Reception Room

11' 7" APPROX x 8' 6" APPROX ( 3.53m APPROX x 2.59m APPROX )

### Reception Room

11' 7" APPROX x 6' 6" APPROX ( 3.53m APPROX x 1.98m APPROX )

### Bedroom 1

14' 7" APPROX x 10' 6" APPROX ( 4.45m APPROX x 3.20m APPROX )

### Bedroom 2

12' 1" APPROX x 9' 4" APPROX ( 3.68m APPROX x 2.84m APPROX )

### Bedroom 3

11' 9" APPROX x 6' 1" APPROX ( 3.58m APPROX x 1.85m APPROX )

### Shower Room

9' 4" APPROX x 7' 2" APPROX ( 2.84m APPROX x 2.18m APPROX )

### Kitchen/ Diner (annex)

18' 5" APPROX x 15' 5" APPROX ( 5.61m APPROX x 4.70m APPROX )

### Bedroom (annex)

8' 5" APPROX x 7' 5" APPROX ( 2.57m APPROX x 2.28m APPROX )



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## **Canal Bank, Shardlow Derby**

- NO CHAIN - Grade II listed historic property with unique character
- Prime canal-side location offering scenic views and direct access
- Four spacious bedrooms with versatile living spaces
- Cosy reception room featuring an open fireplace
- Large cottage-style kitchen ideal for family meals and entertaining

Tenure: Freehold EPC Rating: E

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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