



**Harrington Street, Pear Tree Derby DE23 8PB**

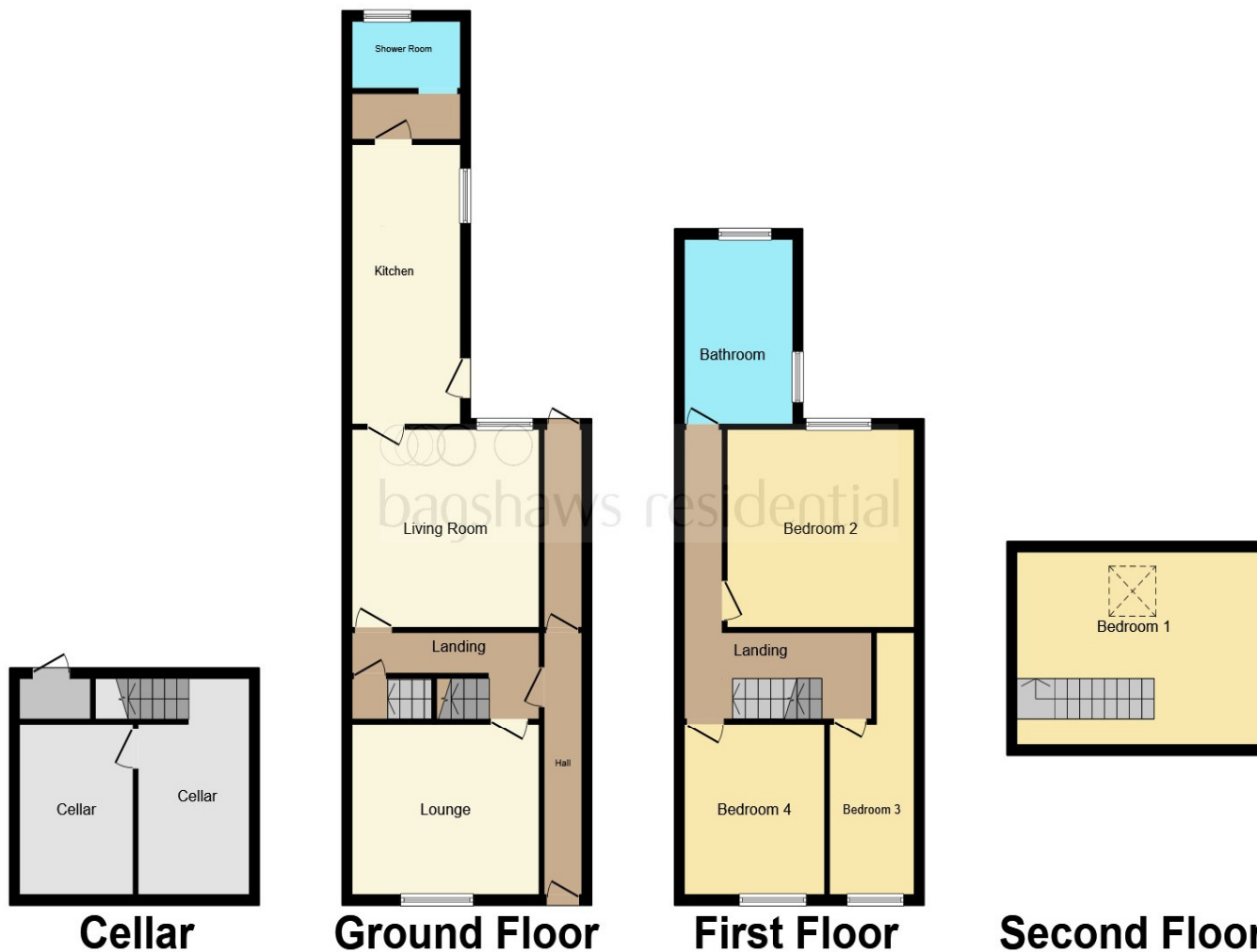


**welcome to**

## **Harrington Street, Pear Tree Derby**

This spacious four-bedroom mid-terraced home on Harrington Street, Pear Tree, Derby, is perfect for families and investors. Featuring a lounge, living room, kitchen, utility, WC and a garden with patio and lawn. With three bedrooms and a bathroom on the first floor, plus a loft bedroom.





### Lounge

12' 9" APPROX x 10' 9" APPROX ( 3.89m  
APPROX x 3.28m APPROX )

### Living Room

12' 9" APPROX x 13' 5" APPROX ( 3.89m  
APPROX x 4.09m APPROX )

### Kitchen

18' APPROX x 7' 3" APPROX ( 5.49m  
APPROX x 2.21m APPROX )

### Utility Room

7' 5" APPROX x 2' 9" APPROX ( 2.26m  
APPROX x 0.84m APPROX )

### Downstairs Bathroom

7' 5" APPROX x 4' 3" APPROX ( 2.26m  
APPROX x 1.30m APPROX )

### Bedroom One

10' 9" APPROX x 9' 7" APPROX ( 3.28m  
APPROX x 2.92m APPROX )

### Bedroom Two

17' 2" APPROX x 6' 8" APPROX ( 5.23m  
APPROX x 2.03m APPROX )

### Bedroom Three

13' 6" APPROX x 12' 6" APPROX ( 4.11m  
APPROX x 3.81m APPROX )

### Upstairs Bathroom

11' 9" APPROX x 7' 4" APPROX ( 3.58m  
APPROX x 2.24m APPROX )

### Bedroom Four

16' 8" APPROX x 12' 4" APPROX ( 5.08m  
APPROX x 3.76m APPROX )

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

## Harrington Street, Pear Tree Derby

- Four-bedroom mid-terraced home
- Two reception rooms for flexible living
- Modern kitchen with utility and WC
- Three-piece family bathroom
- Private garden with patio and lawn

Tenure: Freehold EPC Rating: C

**£190,000**

The property is located in the heart of Pear Tree, Derby, this is a well-proportioned four-bedroom mid-terraced home, ideal for families or investors seeking a spacious property with a great potential.

Upon entering, a hallway leads to the front-facing lounge on the right, while the living room sits to the left, providing a welcoming space for relaxation. The living room connects to a well-sized kitchen, which leads to a utility room and a convenient WC. At the rear, the garden features both a patio and a lawn, perfect for outdoor activities. The property is protected with modern home alarm security system.

Upstairs, the first floor hosts two single bedrooms at the front and a master double bedroom at the rear with professionally Fitted wardrobes, along with a modern three piece family bathroom. The second floor boasts an additional large double bedroom, ideal as a guest room or home office.

The property has also undergone a thorough roof renovation recently. Resident only On-street parking for two vehicles is available, adding to the home's practicality. Pear Tree is a vibrant area of Derby, offering excellent local amenities, schools, and transport links. Within close proximity to Derby city centre, it provides easy access to shopping, dining, and leisure facilities. Nearby parks and green spaces offer outdoor recreation, while strong transport links make commuting a breeze. This home presents a fantastic opportunity for buyers seeking space, convenience.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY120289](https://www.bagshawsresidential.co.uk/Property/DBY120289)



Property Ref:  
DBY120289 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



**[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**