



Macaulay Street, Sinfin Derby DE24 9HA

welcome to

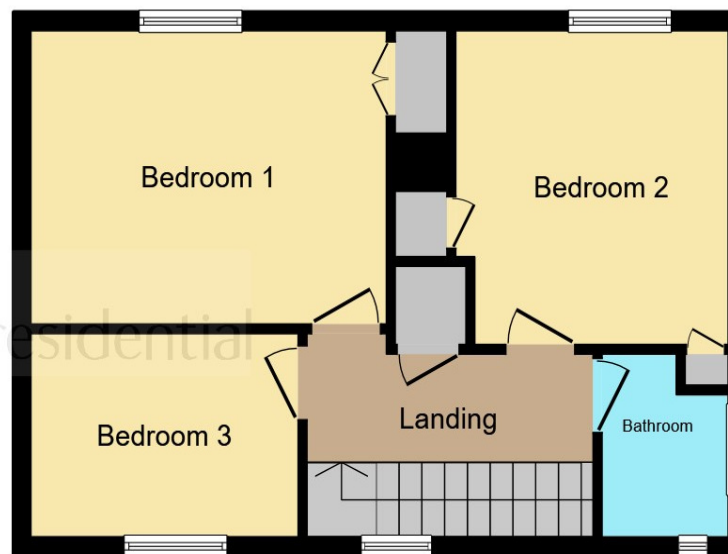
Macauley Street, Sinfin Derby

Perfect for first-time buyers! This spacious 3-bed semi on Macauley Street offers driveway parking, two reception areas, a downstairs W.C., large garden with garage, and a bright kitchen/diner. Ideally located near local schools, shops, and transport links.





Ground Floor



First Floor

Agent Note

Living Room

13' 5" MAX x 18' 2" MAX (4.09m MAX x 5.54m MAX)

Kitchen/Dinner Room

11' 4" MAX x 11' 1" MAX (3.45m MAX x 3.38m MAX)

Downstairs Toilet

2' 6" MAX x 5' MAX (0.76m MAX x 1.52m MAX)

Downstairs Landing

13' MAX x 6' 5" MAX (3.96m MAX x 1.96m MAX)

Bedroom 1

13' 5" MAX x 10' 4" MAX (4.09m MAX x 3.15m MAX)

Bedroom 2

10' 3" MAX x 11' 1" MAX (3.12m MAX x 3.38m MAX)

Bedroom 3

10' 1" MAX x 7' 3" MAX (3.07m MAX x 2.21m MAX)

Bathroom

4' 8" MAX x 5' 6" MAX (1.42m MAX x 1.68m MAX)

Upstairs Landing

10' 9" MAX x 7' 2" MAX (3.28m MAX x 2.18m 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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Macaulay Street, Sinfin Derby

- Three-bedroom semi-detached home
- Spacious dual-aspect living room
- Kitchen/diner with ample dining space
- Downstairs W.C. for added convenience
- Two double bedrooms and one single

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBY120609 - 0002

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