

property details approval form

55 Westleigh Avenue, Derby, Derbyshire, England, DE22 3BY

Date: 15 July 2025

Property Ref and Version: DBY120801 - 0002

selling your home with us!

(Not for marketing purposes INTERNAL USE ONLY)

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £170,000

Tenure: Freehold

>> **key features**

- > 2 spacious bedrooms with fitted cupboards
- > 2 reception rooms providing flexible living space
- > Well-maintained front and rear gardens with patio and lawn
- > Summer house and shed included
- > Wet room-style bathroom
- > New boiler installed in March 2025
- > Freehold property with Council Tax B
- > Excellent location near Derby city centre and major road links (A38 & M1)
- > EPC Rating: Awaited

>> **short description**

A well-maintained 2-bedroom semi-detached home near Derby city centre, offering spacious living, Driveway,a lovely garden, and great transport links-ideal for first-time buyers, downsizers or investors.

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>> long description

Nestled in a quiet street just minutes from Derby city centre, this charming 2-bedroom semi-detached freehold property offers a fantastic opportunity for buyers seeking space, potential, and convenience. With two generous reception rooms, a galley-style kitchen, and a practical wet room, the home has been lovingly maintained and is ready for a new owner to make it their own.

As you approach, you're welcomed by a pretty front garden. The entrance, located at the side of the property, leads into a compact hallway. To the left is a bright living room with views over the front garden. On the right, you'll find a spacious dining room and a good-sized galley kitchen. The rear door opens onto a beautifully kept garden, complete with patio, lawn, a shed, and a summer house-ideal for relaxing or entertaining.

Upstairs are two good-sized bedrooms with fitted wardrobes and a clean, accessible wet room

Located close to the A38 and M1, this home offers superb road links while still enjoying a peaceful setting. Derby's city centre is just a short drive or bus ride away, offering shops, restaurants, and excellent schools.

This is a perfect home for young families, first-time buyers, or investors looking to modernise and add value.

>> room description

Bedroom 2

7' 7" MAX x 11' 5" MAX (2.31m MAX x 3.48m MAX)

Lounge

13' 5" MAX x 9' 7" MAX (4.09m MAX x 2.92m MAX)

Dining Room

8' 9" MAX x 11' 3" MAX (2.67m MAX x 3.43m MAX)

Kitchen

18' 8" MAX x 4' 8" MAX (5.69m MAX x 1.42m MAX)

Bedroom 1

13' 4" MAX x 9' 5" MAX (4.06m MAX x 2.87m MAX)

Bathroom

6' 3" MAX x 8' 4" MAX (1.91m MAX x 2.54m MAX)

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>> property images



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>> **property images**



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>> floor plan



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

>> approval

	Signature	Date
Lucy Wain		
Mr P.J. Murphy	P. J. Murphy	17/7/2025