



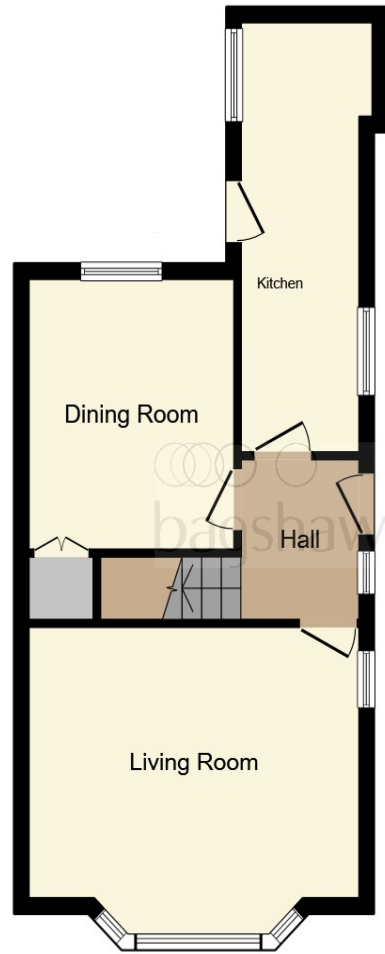
Westleigh Avenue, Derby DE22 3BY

welcome to

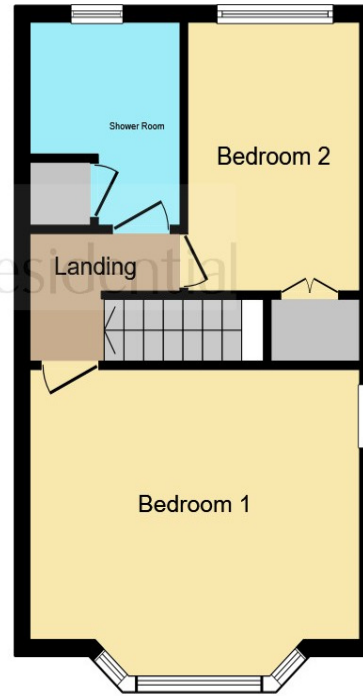
Westleigh Avenue, Derby

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.





Ground Floor



First Floor

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)

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

welcome to

Westleigh Avenue, Derby

- 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

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£165,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120801



Property Ref:
DBY120801 - 0007

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.

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