



**Stockbrook Road, Derby DE22 3PL**

**welcome to**

## **Stockbrook Road, Derby**

Available as 50% shared ownership is this spacious and extended mid town house enjoying easy access to Derby City centre. The chain free accommodation on offer benefits from gas central heating and double glazing

### **Entrance Hall**

having front entrance door with double glazed inset, stairs rising to first floor, laminate flooring, wall mounted consumer unit, radiator and opening leading into

### **Kitchen**

12' 2" x 6' ( 3.71m x 1.83m )

having a matching range of floor and wall mounted units with rolled edge work surface over incorporating stainless steel sink and mixer tap, integral five ring gas hob with tiled splashback and extractor hood over, integral electric fan assisted oven, plumbing for a washing machine, space for a fridge, wall mounted gas central heating boiler, front elevation double glazed window, opening looking through to the lounge, tiled flooring and radiator;

### **Lounge**

13' 8" x 12' 3" ( 4.17m x 3.73m )

having laminate flooring, radiator, storage cupboard and opening leading into

### **Dining Rom**

11' 1" x 9' 6" ( 3.38m x 2.90m )

having rear elevation double glazed french door providing access to rear garden, laminate flooring, space for a dining table and radiator.

### **First Floor Landing**

having storage cupboard, loft access hatch and doors leading into

### **Shower Room**

7' 7" x 5' ( 2.31m x 1.52m )

having a matching white three piece suite comprising low level wc with push button flush, pedestal ash hand basin with mixer tap and tiled

splashback and separate shower cubicle with shower over, tiled surround and sliding doors, front elevation double glazed window with tiled sill, tiled flooring and radiator.

### **Bedroom One**

12' 3" x 10' 10" ( 3.73m x 3.30m )

having front elevation double glazed window and radiator.

### **Bedroom Two**

15' 2" x 5' 5" ( 4.62m x 1.65m )

having front elevation double glazed window and radiator.

### **Outside**

to the front of the property there is a low maintenance area incorporating gated pathway to front entrance door, gravelled borders and boundary fencing. To the rear of the property there is a low maintenance enclosed garden incorporating garden shed, gated access to parking area and boundary fencing. There is an allocated parking space for one car to the rear of the property.







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welcome to

## Stockbrook Road, Derby

- 50% SHARED OWNERSHIP
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN
- EASY ACCESS TO DERBY CITY CENTRE

Tenure: Leasehold EPC Rating: D

**£45,000**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
DBY112815 - 0009

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