



Murray Street  
Derby



### Property Description

Situated in a popular location is this well maintained and presented terraced home of which viewing is recommended. The accommodation has Entrance Hall, Lounge and separate Dining room. Cellar providing storage space, Kitchen with integrated oven and hob. To the first floor are three bedrooms and bathroom with three-piece suite.

#### Entrance Hall

Having stairs off to first floor accommodation and radiator.

#### Lounge

12' 2" x 11' 7" (3.71m x 3.53m)

The focal point of this room is a feature fire surround incorporating a gas fire. Ceiling Coving, radiator and window to the front elevation.

#### Dining Room

12' 7" x 12' 1" (3.84m x 3.68m)

Feature fire surround with complementary hearth and backdrop. Radiator and window to the rear elevation.

#### Kitchen

9' 3" x 10' 9" (2.82m x 3.28m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated 4 ring gas hob, with extractor hood over, electric oven and dishwasher. Plumbing for the automatic washing machine, gas heating boiler and access to the cellar. Recess lighting, radiator and window and door to the side elevation.



## First Floor

### Bedroom One

10' 7" x 12' 1" (3.23m x 3.68m)

The first measurement has been taken to the front of the double fitted wardrobes which have overhead storage space. Radiator and window to the rear.

### Bedroom Two

10' 4" x 12' 1" (3.15m x 3.68m)

The first measurement has been taken to the front of the double wardrobes providing shelving and hanging space. Radiator and window to the rear.

### Bedroom Three

13' 2" x 10' 9" (4.01m x 3.28m)

Window to the rear and radiator.

### Bathroom

Three-piece suite comprising of P shape bath with shower over, low flush wc and vanity unit. Commentary tile splash backs, heated towel rail and window to the rear.









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