



Lynton Street, Derby, DE22 3RU

**£140,000 - Offers In Excess Of**



## Key Features

- Three Bedrooms
- Two Reception Rooms
- Mid Terraced Property
- Walking Distance to City Centre
- No Upward Chain
- EPC Rating D
- Freehold





#### Front Reception Room 3.50m x 3.49m (11'6" x 11'6")

Enter the front reception room via the uPVC front door. The front reception has carpet to the floor, uPVC double glazed window overlooking the front elevation, radiator and decorative feature fireplace. Access into the second reception room and cellar

#### Rear Reception Room 3.72m x 3.50m (12'2" x 11'6")

With carpet to the floor, uPVC double glazed window overlooking the rear elevation, radiator, decorative feature fireplace, stairs leading to the first floor, access into the kitchen and bathroom



#### Kitchen 2.70m x 2.09m (8'11" x 6'11")

With a range of wall and base units and worktop & built in wooden storage unit. uPVC double glazed window and door to rear elevation. Access to the bathroom

#### Downstairs Bathroom 2.09m x 1.63m (6'11" x 5'4")

The downstairs bathroom offers a three piece suite with shower over bath, tiled walls with vinyl to the floor, obscured glass uPVC double glazed window overlooking the rear elevation

#### Bedroom One 3.51m x 3.50m (11'6" x 11'6")

At the front of the property with carpet to the floor, radiator and uPVC double glazed window overlooking the front elevation

#### Bedroom Two 3.72m x 2.55m (12'2" x 8'5")

At the rear of the property with carpet to the floor, radiator and uPVC double glazed window overlooking the rear elevation

#### Bedroom Three 2.70m x 2.09m (8'11" x 6'11")

At the rear of the property with carpet to the floor, radiator and uPVC double glazed window overlooking the rear elevation. Wall mounted Valliant boiler

#### External

To the rear of the property is a low maintenance courtyard with rear gated access and wooden shed.

#### Cellar

Located access via stairs between the front and rear reception room

#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither

Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever

in relation to this property. We endeavor to make our sales particulars accurate and reliable, however, they do not

constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any

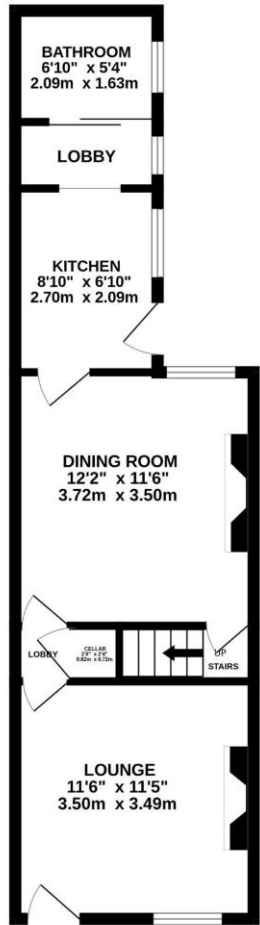
services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their

operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not

precise. If you require clarification or further information on any points, please contact us, especially if travelling some distance.



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

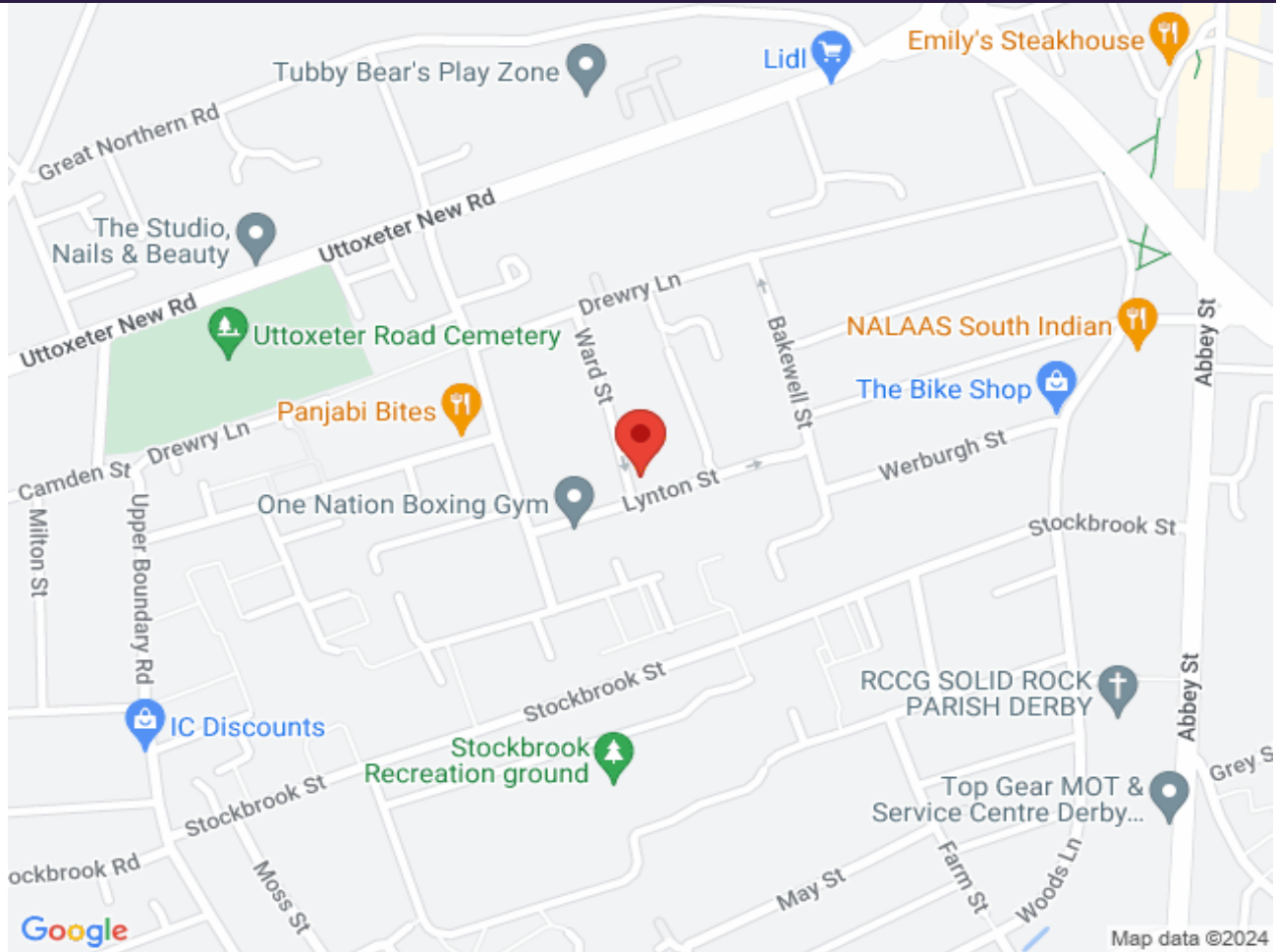


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



01332851570

derby@northwooduk.com