



Pear Tree Crescent, Normanton, Derby

**£165,000**



## Key Features

- Extended Semi-Detached Home
- Large Kitchen
- Two Reception Rooms
- Off-Road Parking to Front
- Standard Construction
- Solar Panels
- EPC rating D
- Freehold





This well-presented two-bedroom semi-detached home is ideally located close to local amenities, schools and transport links - a fantastic choice for first-time buyers or investors alike.

To the front is a driveway providing off-road parking, and the property also benefits from solar panels, helping to reduce energy costs. Inside, the accommodation comprises an entrance hallway, a bright lounge with bay window, and a stunning extended kitchen fitted with sleek modern units and integral appliances. There is also a convenient downstairs WC.

Upstairs are two well-proportioned bedrooms and a family bathroom. Outside, the enclosed rear garden offers a private space for relaxing or entertaining.

#### Hallway

Living Room 3.48m x 4.26m (11'5" x 14'0")

Dining Room 4.09m x 3.19m (13'5" x 10'6")

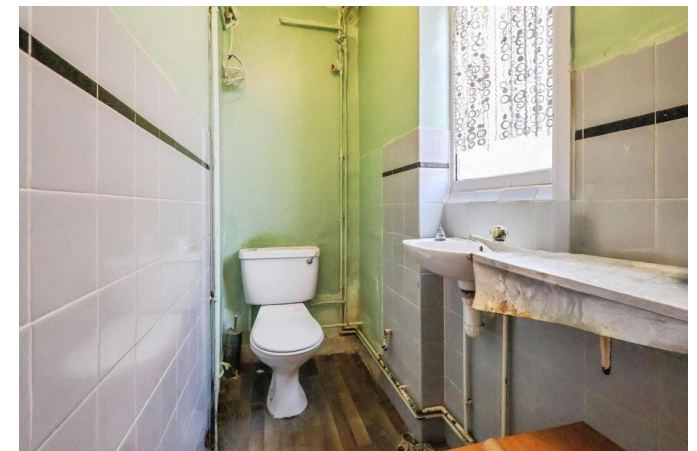
Kitchen 4.63m x 3.33m (15'2" x 10'11")

Downstairs W.C. 2.1m x 1.04m (6'11" x 3'5")

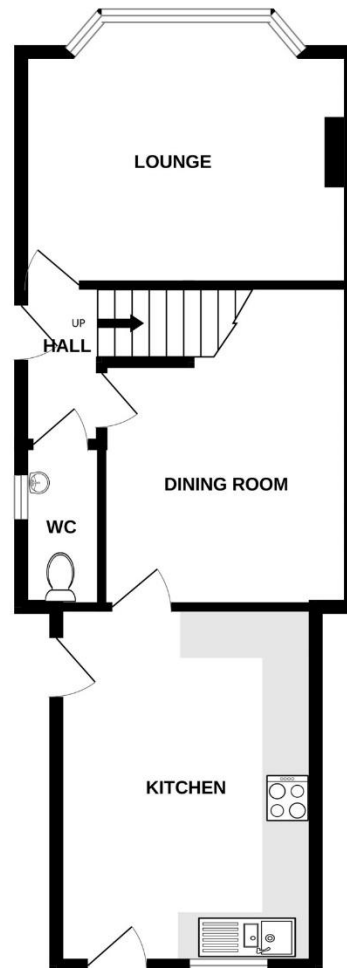
Bedroom One 3.57m x 4.27m (11'8" x 14'0")

Bedroom Two 2.32m x 2.27m (7'7" x 7'5")

Bathroom 1.67m x 1.78m (5'6" x 5'10")



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.  
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