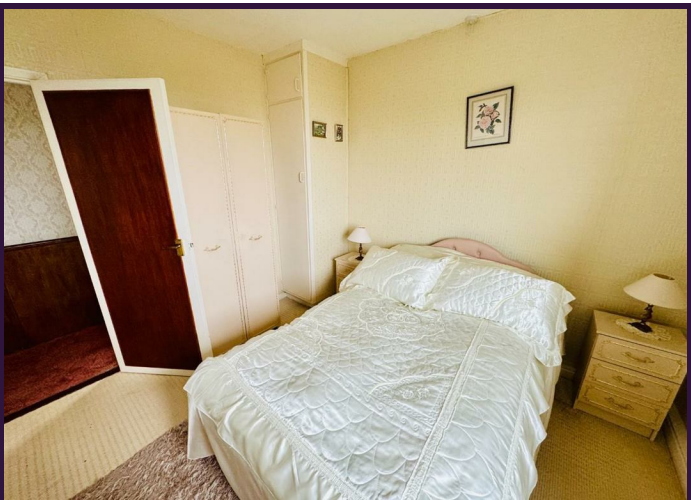




GRANT'S
OF DERBYSHIRE

3 Worcester Crescent, Derby DE21 4ER
Offers Around £165,000

Grant's of Derbyshire are delighted to offer For Sale, this traditional three bedroom semi detached home which is being offered with no upward chain. This home benefits from gas central heating, double glazing and occupies a larger than average plot. The accommodation comprises; entrance hall, sitting room, kitchen, two good sized external stores (which could be integrated into the main accommodation), three bedrooms and a family bathroom. Outside there are good sized gardens to three elevations. A programme of refurbishment is required. Viewing Highly Recommended. Virtual Tour Available. Ideal First Time Buy/Investment



Ground Floor

The property is accessed via the front garden where a pathway leads down and around to the part glazed uPVC double glazed door which opens into the

Entrance Hall

With the staircase leading off to the first floor and the multi-paned door on the right that opens into the

Living Room 17'5" x 13'1" max (5.32 x 4 max)

A light and airy reception room with uPVC double glazed windows to front and rear aspects. There is a TV point and a tiled fireplace and hearth with a gas fire inset. There is ample space for a dining table and chairs in this room. Back in the entrance hall, the next door along opens into the

Kitchen 11'9" x 10'6" (3.6 x 3.22)

With a tile effect vinyl flooring and fitted with a traditional range of wall, base and drawer units. There is an inset stainless steel sink and freestanding gas cooker. A uPVC double glazed window overlooks the rear garden.

Outside Store One/Utility 6'7" x 5'11" (2.01 x 1.81)

Currently set up as a workshop with space and plumbing for a washing machine and other household appliances, freezers etc.

Outside Store Two 6'6" x 3'3" (2 x 1)

Another useful space. The "Ideal" gas boiler is located here.

First Floor

On arrival at the first floor landing we have a large uPVC double glazed window to the front aspect and a built-in airing cupboard housing the hot water cylinder with slatted shelving over.

Bedroom One 13'0" x 10'5" (3.98 x 3.18)

A double bedroom with large uPVC double glazed window to the rear aspect overlooking the garden and offering far reaching views over the surrounding area.

Bedroom Two 10'7" x 10'2" (3.23 x 3.1)

Another double bedroom with two built in cupboards and a large uPVC double glazed window to the rear aspect.

Bedroom Three 10'1" x 6'9" (3.08 x 2.08)

A single bedroom with uPVC double glazed window to the front aspect.

Family Bathroom 6'7" x 5'6" (2.02 x 1.7)

With a traditional three piece suite comprising; panelled bath, low flush WC and a pedestal sink.

Outside

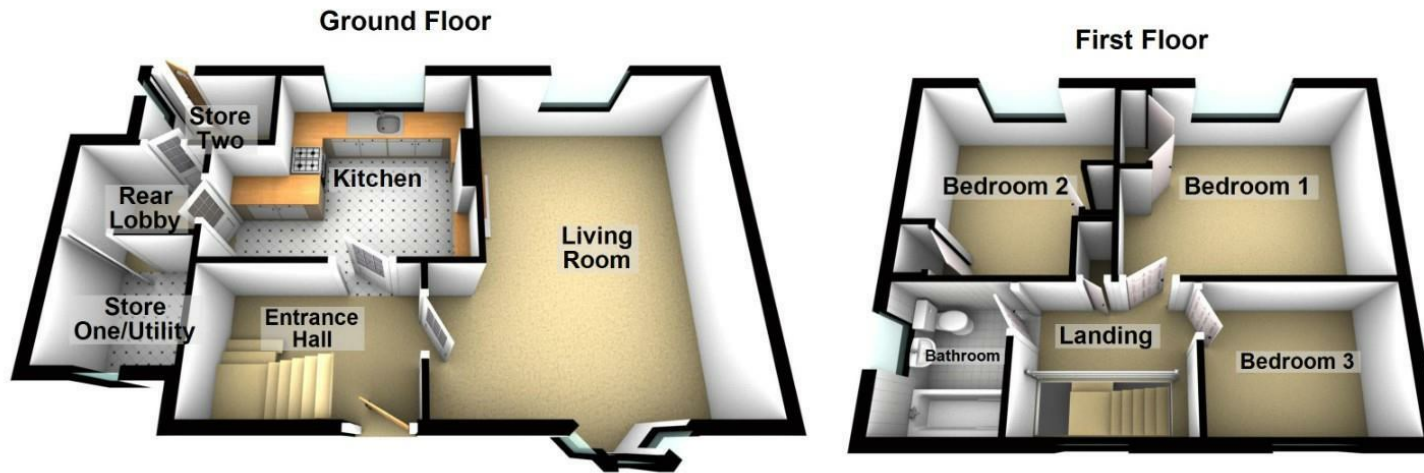
To the front of the property there is a good sized foregarden. A pathway leads around to the side and then to the rear where we have another good sized garden having a wealth of plants and trees.

Council Tax Information

We are informed by Derby City Council that this home falls within Council Tax Band A which is currently £1339 per annum.







This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

