

# HUNTERS<sup>®</sup>

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## 157 Derby Way

Stevenage, SG1 5TN

Realistic Offers Considered  
£345,000



Council Tax: C





# Tenure: Freehold

A spacious three bedroom semi detached family home, which is in need of modernisation, but offers great scope to improve. In brief the accommodation comprises of a spacious reception hall, ground floor cloakroom, kitchen, separate dining room with patio doors leading to the rear garden, good size lounge. On the first floor there is a master dual aspect bedroom with two further bedrooms, along with a family bathroom. Externally there is a private front and rear garden. The property is offered with no onward chain.



## GROUND FLOOR

### Reception Hall

Stairs to first floor, understairs storage cupboard, door to rear.

### Kitchen

9'1 x 7'2 (2.77m x 2.18m)

Window to front, wall and base units with matching work tops, space for cooker, extractor fan, space for fridge, freezer and washing machine. stainless steel sink, serving hatch to dining room, tiled walls.

### Dining Room

8'11 x 8'4 (2.72m x 2.54m)

Patio doors to rear, storage heater.

### Lounge

14'7 x 11'2 (4.45m x 3.40m)

Two windows to front, storage heater.

### Cloakroom

Low level w/c, wash hand basin, window to rear.

## FIRST FLOOR LANDING

Airing cupboard, hatch to loft.

### Bedroom One

15'11 x 9'0 (4.85m x 2.74m)

Windows to front and rear, built in cupboard, storage heater.

### Bedroom Two

10'9 x 9'0 (3.28m x 2.74m)

Window to front, built in cupboard.

### Bedroom Three

11'3 x 6'7 (3.43m x 2.01m)

Window to rear, storage cupboard.

## Bathroom

Three piece suite comprising a panelled bath with shower over and screen, low level w/c, wash hand basin, tiled walls, window to front.

## OUTSIDE

The property is approached via a gated access to the front garden which is laid to lawn with a block paved path. The rear garden is laid predominately to lawn, with a patio area and dwarf wall surround. Gated rear access, covered area leading to the back door. Garden shed.







