

## 3 Bed House - End Terrace

Price £185,000

Stepping Lane, Derby, DE1 1GL



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Sure to appeal to the first time buyer or investor is this delightful semi detached family home of 90 square metres, occupying a sought after location close to the University of Derby and City Centre. A full inspection will reveal a comprehensively improved property boasting three double bedrooms together with gas central heating and UPVC double glazing. In brief; Reception hall, sitting room with feature fire and surround, well equipped refitted kitchen, ground floor shower room, conservatory. On the first floor a landing leads to two double bedrooms, with stairs off the landing leading to a third double bedroom. Outside is a low maintenance landscaped rear garden. The property is sold freehold. Council tax band A. Energy rating D. SOLD WITH NO UPWARD CHAIN.

## Canopied Storm Porch

To:-

## Reception Hall

Having feature UPVC opaque double glazed entrance door, radiator and staircase to first floor. A timber and multi paned internal door leads to the:-

## Sitting Room 13'11 x 11'11 (4.24m x 3.63m)



The focal point of the room being the feature natural oak fire surround with cast iron back plate, coal effect gas living flame fire sited on a raised black granite hearth, television and BT connections points, electric storage heater, deep understairs storage cupboard, two wall light points and UPVC double glazed window to front aspect.



## Fitted Kitchen 10'7 x 8'10 (3.23m x 2.69m)



Having been comprehensively refitted to provide a full range of cream shaker style wall, base and drawer units with matching opaque eye level glass display cabinets, contemporary brushed chrome handles and black granite effect laminated rolled edge working surfaces, feature Stoves free standing ceramic cooker with fan assisted double oven and grill, complimentary

ceramic tiled splash backs with contrasting beech effect laminated wood effect floor, space and plumbing for automatic washing machine, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, space for fridge freezer, electric storage heater, UPVC double glazed window to rear aspect, timber and glazed french doors to:-



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## Conservatory 9'10 x 6'11 (3.00m x 2.11m)



Having stripped and stained floor boards, wall light point, UPVC double glazed windows with matching French doors giving views and access over the low maintenance south facing rear garden.

## Ground Floor Shower Room



Having modern white three piece suite comprising; low flush wc, pedestal wash hand basin and quadrant shower cubicle with Mira electric shower, chrome and glass shower cabinet and doors, marbled effect melamine tiling with further complimentary ceramic tiled splash backs, gas heated towel rail, UPVC opaque double glazed window to rear aspect.

## First Floor Landing

With bulk head storage and staircase to second floor.

## Double Bedroom One 12' x 11'3 reducing to 8'6 (3.66m x 3.43m reducing to 2.59m)



Having large recessed walk in wardrobe with ample hanging rail and shelving space, radiator and UPVC double glazed window to rear aspect.



## Double Bedroom Two 11'11 x 10'10 (3.63m x 3.30m)



Having radiator, deep recessed wardrobe (housing the Vaillant wall mounted gas boiler) with ample storage space and double glazed window to front aspect.

## Second Floor Landing

With wall light point.

## Bedroom Three 15' x 12'1 maximum (4.57m x 3.68m maximum)



Having access to pitched roof space, built in wardrobe, radiator and UPVC double glazed dormer window to rear aspect.



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## Outside



The property occupies a delightful position situated within each walking distance of the University of Derby and Derby City centre and is situated on a mature low maintenance plot. To the front is a small walled and paved fore court area with a wooden access gate at the side and pathway leading to a further wooden gate which in turn leads to the private south facing rear garden, enclosed by brick walling together with close panel fencing and laid to a patioed sun terrace with pea gravelled low maintenance shrubbed borders, cold water tap and timber potting shed.

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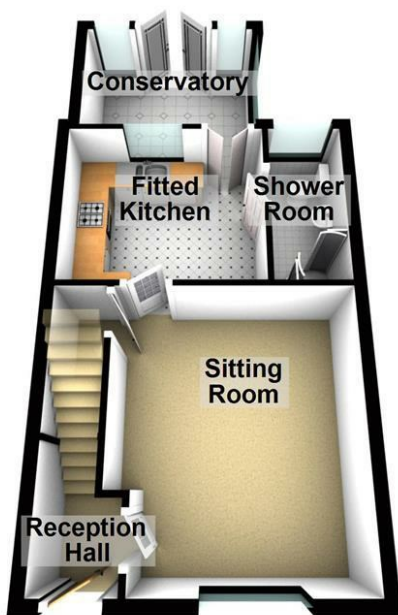
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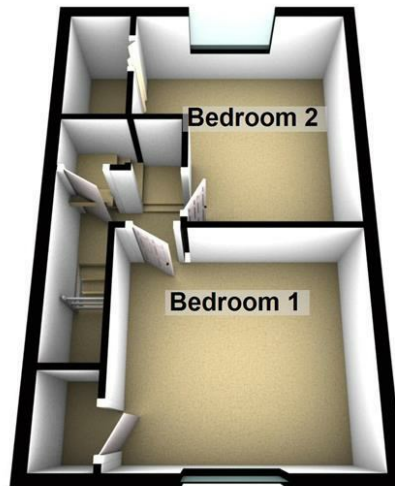
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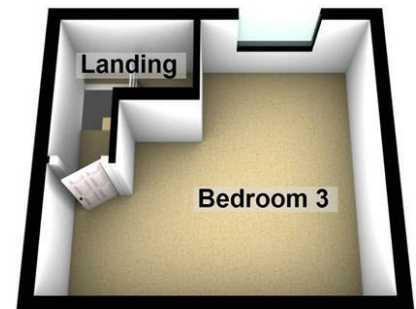
Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)	83	
B (81-90)		
C (69-80)	56	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		