

## 2 Bed House - Terraced

Price guide £105,000

 Deadmans Lane, Wilmorton, Derby, DE24 8WE



\*\*\*\*\*For Sale by National Auction on 29 January 2026\*\*\*\*\*

The national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

The auction will commence at 09:00.

A well located two bedroomed terraced property benefitting from gas central heating and double glazing.

The property will make an excellent investment or a lovely first time buy.

The property comprises of front lounge, middle dining room, rear kitchen, useful storage cupboard, two double bedrooms and a family bathroom. Externally there is a private rear garden.

Terms:



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## **Sitting Room 11'1 x 10'11 (3.38m x 3.33m)**

Having feature fire surround, laminated wood effect floor, radiator, television connection point, UPVC double glazed window and UPVC double glazed door to front aspect.

## Inner Lobby

With understairs storage cupboard.

**Dining Room 11'1 x 10'10 (3.38m x 3.30m)**

Having radiator, coving to ceiling, staircase to first floor and UPVC double glazed window to rear aspect.

## Refitted Kitchen 7'9 x 6'11 (2.36m x 2.11m)

Having a range of white shaker style fitted wall and base cupboards with integrated four ring ceramic hob, electric oven and concealed extractor fan, space and plumbing for automatic washing machine, inset acrylic sink top with side drainer, hot and cold mixer tap, two UPVC double glazed windows, radiator and UPVC double glazed door to rear garden.

## First Floor Landing

## Master Bedroom 11'2 x 10'11 (3.40m x 3.33m)

Having radiator and UPVC double glazed window to front aspect.

## **Bedroom Two 10'11 x 8'2 (3.33m x 2.49m)**

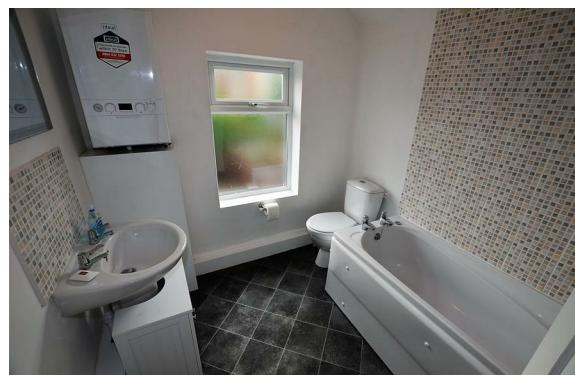
Having recessed bulk head wardrobe, radiator and UPVC double glazed window to rear aspect.

## Bathroom

**Bathroom:** Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled with electric shower over, complimentary ceramic tiled splash backs, newly installed Ideal wall mounted combination gas boiler providing instant domestic hot water and gas central heating, radiator and UPVC opaque double glazed window to rear aspect.

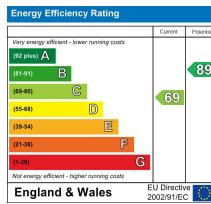
## Outside

The rear garden is of a low maintenance design, laid to a gravelled and slate chipped area with gated rear access.



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