



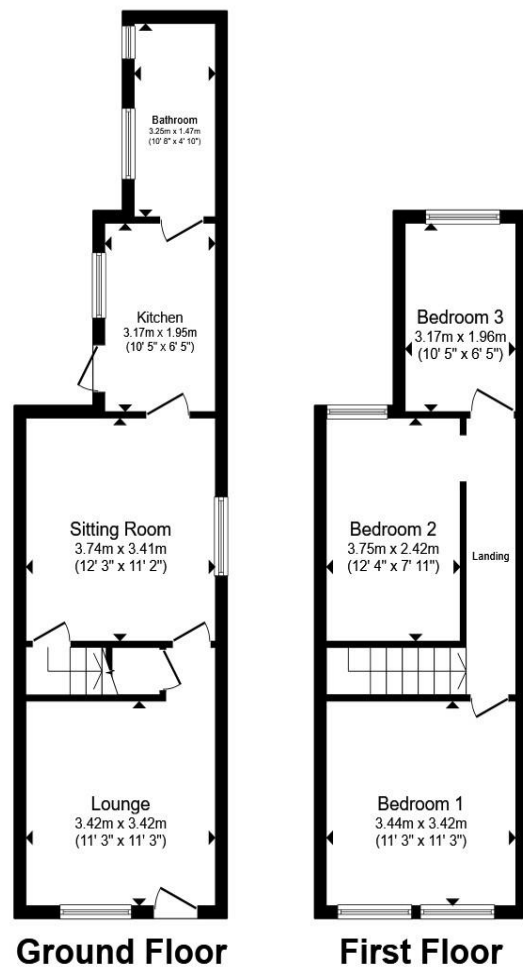
**Balfour Road, Derby DE23 8UR**

**welcome to**

**Balfour Road, Derby**

A beautifully presented 3-bedroom mid-terraced home in the heart of Derby, offering spacious living, modern décor, and a ready-to-move-into feel. Perfectly located near schools, shops, and major transport links.





### Lounge

11' 3" MAX x 11' 3" MAX ( 3.43m MAX x 3.43m MAX )

### Sitting Room

12' 3" MAX x 11' 2" MAX ( 3.73m MAX x 3.40m MAX )

### Kitchen

10' 5" MAX x 6' 5" MAX ( 3.17m MAX x 1.96m MAX )

### Bathroom

10' 8" MAX x 4' 10" MAX ( 3.25m MAX x 1.47m MAX )

### Bedroom 1

11' 3" MAX x 11' 3" MAX ( 3.43m MAX x 3.43m MAX )

### Bedroom 2

12' 4" MAX x 7' 11" MAX ( 3.76m MAX x 2.41m MAX )

### Bedroom 3

10' 5" MAX x 6' 5" MAX ( 3.17m MAX x 1.96m MAX )

Total floor area 74.0 m<sup>2</sup> (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

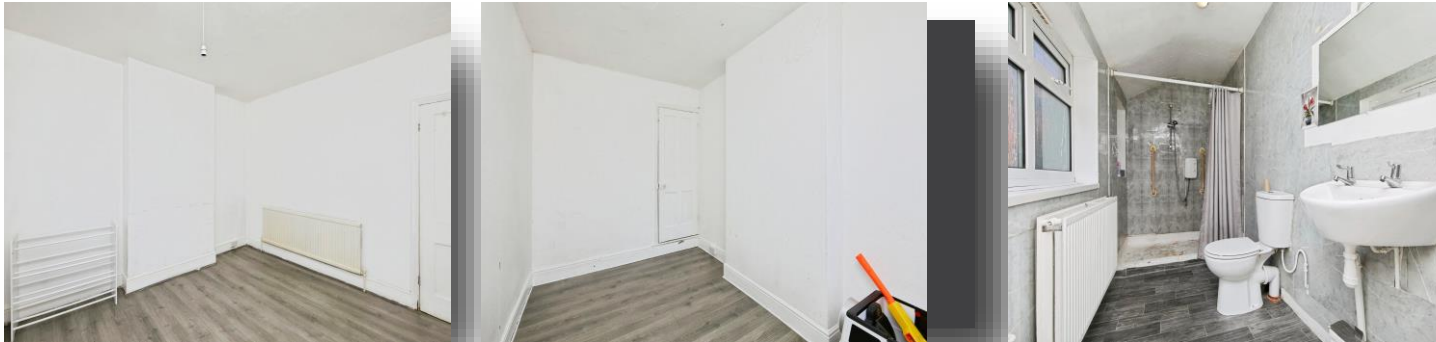
## Balfour Road, Derby

- Three spacious and well-lit bedrooms
- Newly decorated throughout with a modern, fresh feel
- Cosy lounge plus separate sitting room leading to the kitchen
- New, well-equipped fitted kitchen
- Ground-floor family bathroom with shower

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

This charming 3-bedroom mid-terraced home in Normanton, Derby, offers a welcoming blend of space, comfort, and modern style. Newly decorated throughout, the property provides a fresh, contemporary feel ideal for families, professionals, or investors seeking a move-in-ready home. As you step through the front door, you're greeted by a bright, airy lounge that flows seamlessly into a cosy sitting room—perfect for relaxing or entertaining. Beyond this is the newly fitted kitchen, offering ample storage and workspace, followed by a fully equipped family bathroom with a shower.

**£145,000**



Please note the marker reflects the postcode not the actual property

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