

2 Bed House - Terraced

Price £159,950

 Falcon Way, Sinfin, Derby, DE24 3DF



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This superbly presented and thoughtfully upgraded townhouse offers high-specification living throughout, making it an ideal purchase for first-time buyers or those seeking a stylish, move-in-ready home. Situated within this popular residential suburb, the property benefits from convenient access to local amenities, transport links, and nearby green spaces.

The accommodation is well planned and tastefully finished, with modern interiors that reflect the care and attention invested by the current owners. The property provides a comfortable and contemporary living environment, perfectly suited to modern lifestyles.

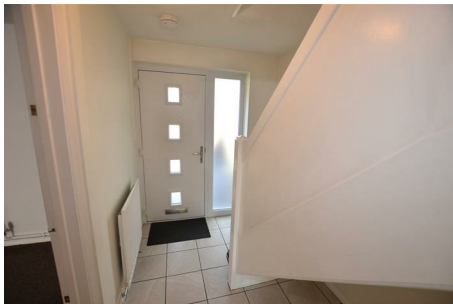
Externally, the home continues to impress, offering a low-maintenance setting ideal for busy professionals or those looking for an easy-to-manage property.

The property is sold freehold - Council tax band. A. Energy rating C.

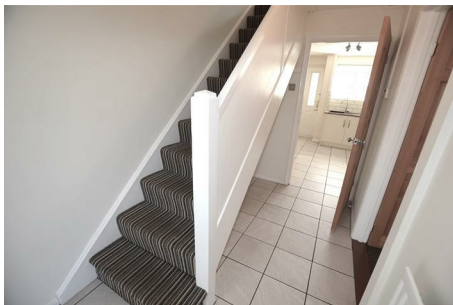
Early viewing is strongly recommended to fully appreciate the quality, upgrades, and overall appeal of this fantastic home.

SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Reception Hall



Having contemporary styled composite and opaque double glazed entrance door with UPVC double glazed side light, ceramic tiled floor, radiator and staircase to first floor.



Lounge / Dining Room 21'5" x 12'4" reducing to 9'4" (6.54 x 3.76 reducing to 2.85)



Having Tv and media connection points, two radiators, UPVC double glazed window to front aspect and feature UPVC double glazed French doors giving views and access to the landscaped rear garden.



Kitchen 9'9" x 8'8" (2.98 x 2.66)



Having a range of quality high gloss fitted wall, base and drawer units with feature natural wood working surfaces, half tiled walls with contrasting ceramic tiled floor. Inset stainless steel four burner gas hob with electric oven and grill, canopy extractor hood with downlighters, space and plumbing for automatic washing machine, radiator, UPVC double glazed window, composite and double glazed door to rear vestibule (with brick store and access to garden).



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First Floor



Separate Wc



Landing



Bedroom Two 10'7" x 10'6" (3.24 x 3.22)



Having low flush Wc and UPVC double glazed window.

Bathroom



Having large walk in store, access to roof space and airing cupboard (housing the combination boiler).

Having radiator and UPVC double glazed window.

Having white two piece suite with electric shower over, heated towel rail and UPVC double glazed window.

Bedroom One 12'5" x 10'5" (3.79 x 3.18)



Having a radiator and UPVC double glazed window.

Outside



The property stands on a private walkway with gated rear access leading to a low maintenance rear garden with feature canopy and composite decking together with an artificial lawn and outbuilding.

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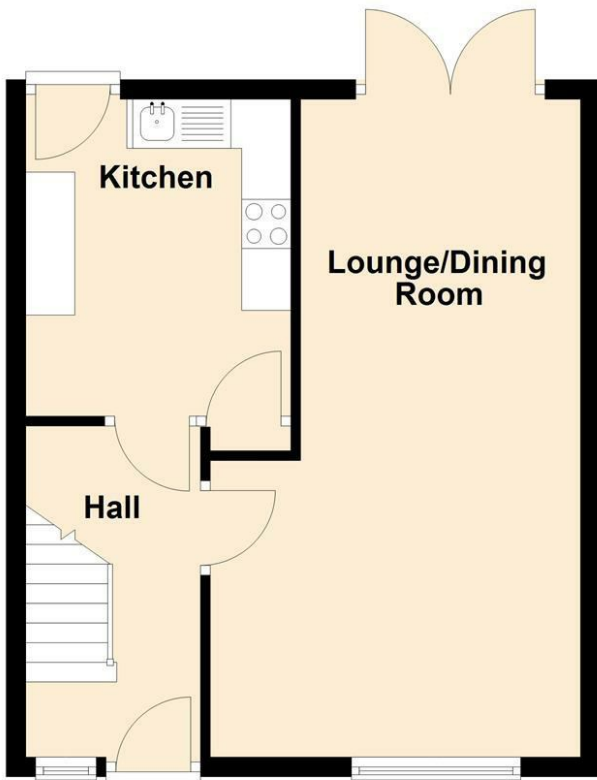
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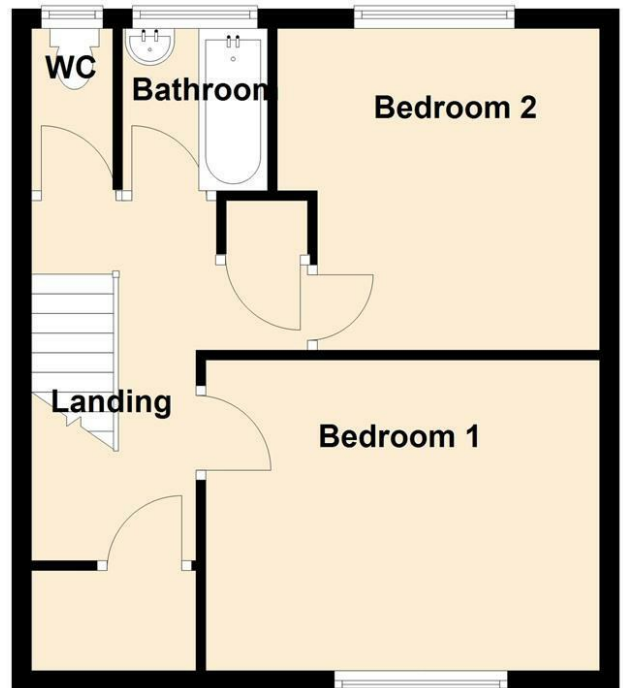
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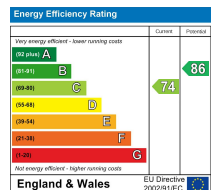
Ground Floor



First Floor



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