2 Bed House - Semi-Detached

Offers around £180,000

Springfield Road, Etwall, Derby, DE65 6JZ







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Competitively priced for early completion. Occupying a mature plot in this highly regarded locality is this two bedroom semi detached property requiring a certain amount of upgrading and offering immense potential for further extension (Subject to local authority planning consent). Gas central heating and UPVC double glazing. In brief; reception hall, kitchen, lounge / dining room, conservatory. On the first floor a landing leads to two bedrooms and shower room. Outside is a three car block paved forecourt and established sizeable rear garden. The property is sold freehold. Council tax band B. Energy rating D.

Reception Hall
Having opaque double glazed entrance door with adjacent window, radiator and staircase to first floor.

Kitchen 12'3" x 9'5" (3.75 x 2.89)



Having a range of cupboards, stainless steel sink unit with side drainer, hot and cold taps, space and plumbing for automatic washing machine, radiator, UPVC double glazed window and timber and opaque glazed door to conservatory.

Lounge/Dining Room 18'6" x 11'8" reducing to 9'0" (5.65 x 3.56 reducing to 2.75)



Having television connection point, radiator, UPVC double glazed window and double glazed sliding patio doors to rear.

Conservatory/Lean To 11'6" x 7'6" (3.52 x 2.30)
Having UPVC double glazed windows with two doors to side and rear aspects.

Utility/Workshop 9'11" x 5'10" (3.04 x 1.79)
Having UPVC opaque double glazed window.

First Floor Landing
With access to roof space.

Bedroom One 15'8" x 9'3" maximum (4.80 x 2.82 maximum)



Having radiator and two UPVC double glazed windows.

Bedroom Two 10'7" x 8'11" (3.23 x 2.72)



Having built in storage, wardrobes, radiator and UPVC double glazed window.

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Shower Room



Having three piece suite with wet area, UPVC double glazed window.

Outside



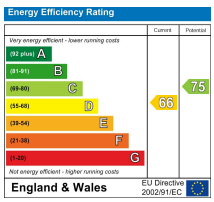
To the front is a block paved fore court giving car standing space for three cars, with the rear garden laid to a shaped lawn with shrubbed borders.

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