



Not for marketing purposes INTERNAL USE ONLY

Etwall Street
Derby



Property Description

Hall and Benson are pleased to market this four-bedroom terraced property in an established residential area. Etwall street is conveniently located next to a wide variety of local amenities such as shops, schools, bus routes and major road links. In brief the property comprises of an entrance hallway , lounge , dining room , kitchen. To the first floor are four well sized bedrooms and family bathroom. Outside there is a secured garden with a lawned area and paved area. to the front the property stands proud with character features and a front boundary wall. Call us today to arrange your early access viewing.

Entrance Hallway

Accessed via UPVC door to the front leading into the hallway with stairs off to the first floor and doors to:-

Lounge

11' 5" x 12' 1" (3.48m x 3.68m)

Having double glazed window to the front elevation, carpet flooring and a radiator.

Dining Room

12' x 13' (3.66m x 3.96m)

Having double doors to the rear leading tot he garden, door to the kitchen, carpet flooring and a radiator.

Kitchen

17' 6" x 9' 7" (5.33m x 2.92m)

Having a range of wall and base units with work surfaces over, inset sink and drainer with mixer tap over, integrated double electric oven, gas hob with extractor over and splashback, space for fridge freezer, space for tumble dryer and plumbing for washing machine, laminate flooring, double glazed window to the side, wall mounted boiler and double glazed french doors to the rear.

First Floor Landing

Having over stairs storage and doors off to:-

Bedroom One

12' 9" x 12' 9" (3.89m x 3.89m)

Having double glazed window to the rear, carpet flooring and a radiator.

Bedroom Two

12' x 9' 6" (3.66m x 2.90m)

Having double glazed window to the front, a radiator and carpet flooring.

Bedroom Three

8' 9" x 5' (2.67m x 1.52m)

Having double glazed window to the front, a radiator and carpet flooring.

Bedroom Four

8' 9" x 9' 6" (2.67m x 2.90m)

Having double glazed window to the rear, a radiator and carpet flooring.

Bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, low level W.C, tiled splashbacks, wood effect vinyl flooring, a radiator and double glazed obscured window to the side.

Outside

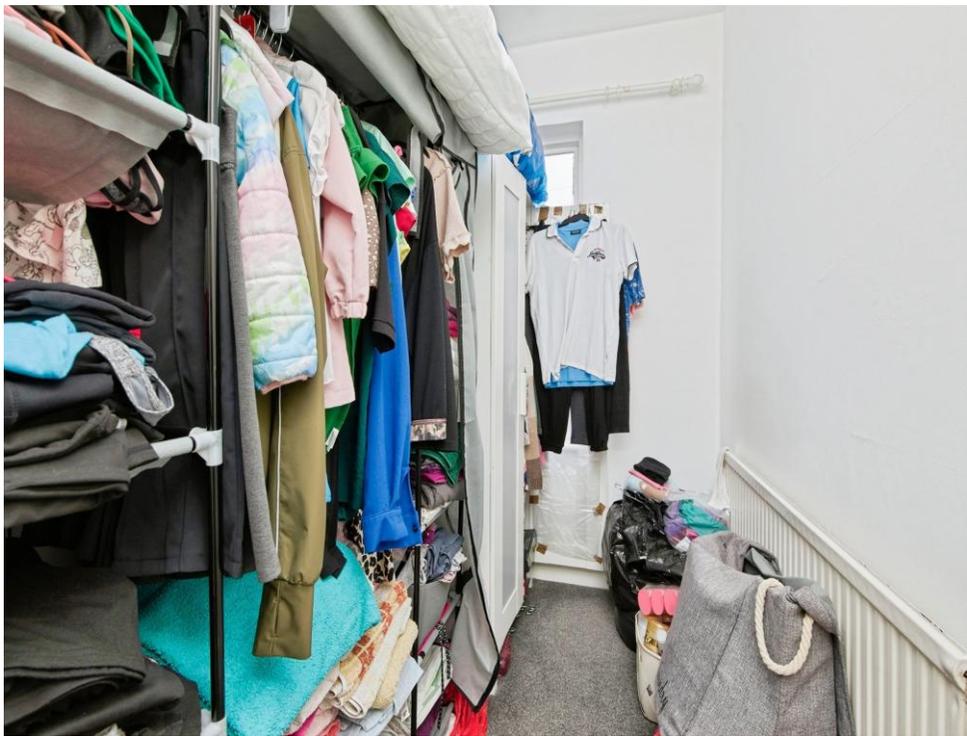
Front

To the front of the property is a small frontage with path to the entrance door, wall and hedge boundary.

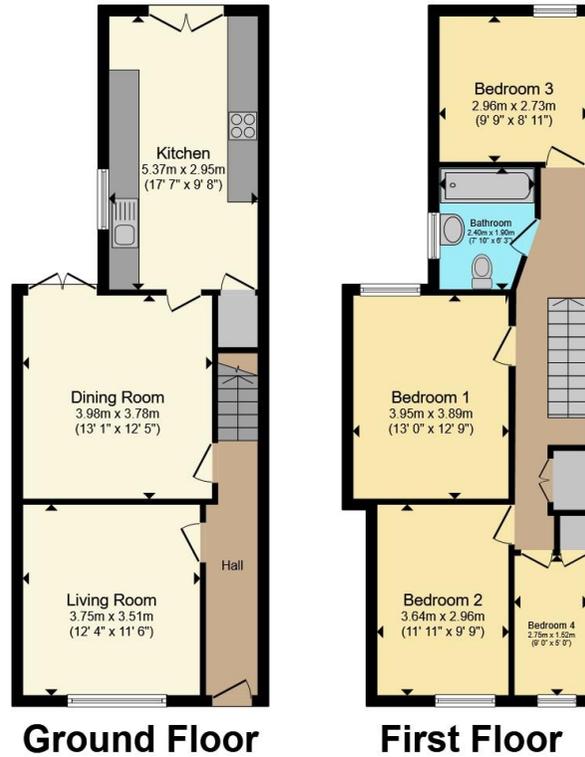
Rear

To the rear is a low maintenance garden with wall and hedge boundaries.









Total floor area 103.6 m² (1,115 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



To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: E Council Tax Band: A

check out more properties at hallandbenson.co.uk

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102745 - 0001