



**5 Balham Walk,
Derby, DE22 4FH**

Situated in a very nice location away from the road overlooking green open space within a short stroll of local amenities and bus links. The property has been extended to the left hand side, so is now a very good size indeed. There is a combination boiler fuelling the central heating and hot water, plus UPVC double glazed windows throughout. The spacious sitting room is dual aspect with a view of the green at the front and also one of the garden at the rear, plus there is a good size dining room and roomy kitchen which again has a dual aspect. To the ground floor is a WC off the hallway, whilst on the first floor are three good size bedrooms and a recently fitted wet room. The garden is private and spacious and there is parking within 20 yards of the property. This is an ideal opportunity to acquire a superb family home in a serviceable condition, however it does require a scheme of modernisation to meet it's full potential.



£175,000

Hallway

Staircase to the first floor, a central heating radiator, a door to the sitting room, one to the dining room and a door to the ground floor WC.

WC

With WC and a wash hand basin.

Sitting Room 17' 8" x 13' 8" (5.38m x 4.16m)

UPVC double glazed windows to the front and rear, a central heating radiator, TV point, a feature fireplace with chimney and access through to the dining room.

Dining Room 10' 2" x 11' 1" (3.10m x 3.38m)

UPVC double glazed window to the rear, a central heating radiator and a door to the kitchen.

Kitchen 16' 10" x 8' 8" (5.13m x 2.64m)

Fitted kitchen with a tiled floor covering and a back door to the garden. There is also a central heating radiator, a window to the side and one to the front.

Bedroom 1 14' 11" x 10' 5" (4.54m x 3.17m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 2 11' 1" x 10' 3" (3.38m x 3.12m)

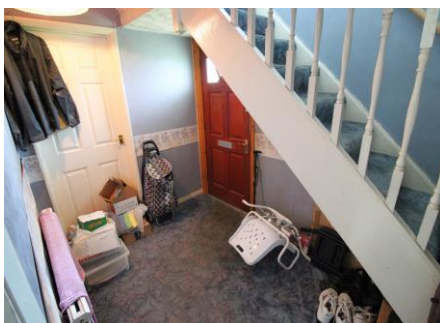
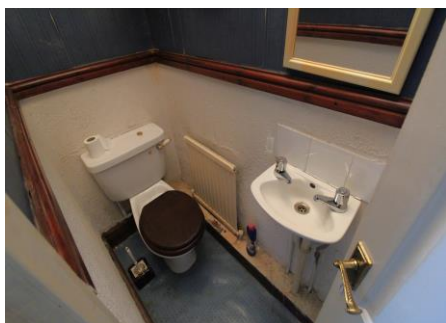
UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 10' 3" x 7' 3" (3.12m x 2.21m)

UPVC double glazed window to the front and a central heating radiator.

Wetroom 6' 5" x 5' 5" (1.95m x 1.65m)

Recently fitted wet room including an electric shower, pedestal wash basin and WC. There is also a vinyl floor covering, ceramic tiled flooring and a UPVC double glazed window to the side.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

