



£180,000

Booth Street, Derby DE24 8PF

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- 3 Bedroom, 1 Reception Room
- Large Rear Garden
- Off Street Parking
- Ideal Downsize or First Time Buy
- Competitively Priced
- View Absolutely Essential
- Viewings Highly Recommended
- Council Tax Band A

## Property Description

Calling all first time buyers and families to this spacious 3 bedroom semi detached home located in a quiet residential area.

## Main Particulars

This realistically priced, three-bedroom semi-detached home is located in a convenient and popular residential area of Alvaston.

Set back from the road, it features a driveway and a side pathway, leading to a larger-than-average south-facing garden with a lawn, vegetable plot, and a handy storage building.

Inside, the property is double-glazed and gas central-heated, offering an entrance hall, a dining room, a lounge, and a fitted kitchen on the ground floor, with three first-floor bedrooms and a family bathroom.

Situated in Alvaston, the property benefits from excellent local amenities including schools, shops, and transport links, making everyday life easy and stress-free. With council tax band A, this home is not only practical but also affordable. Don't miss the chance to make this lovely Alvaston property your new home - contact us today to arrange a viewing.

### Ground Floor

Entrance Hall – 3.15 x 1.32m (10'4" x 4'3")

A welcoming hallway with a quarry tiled floor, understairs storage cupboard, and staircase leading to the first floor.

Front Reception Room – 3.39 x 3.15m (11'1" x 10'4")

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

Lounge – 3.83 x 3.43m (12'6" x 11'3")

A comfortable living space with a central heating radiator and double-glazed window to the rear.

Kitchen – 2.79 x 2.20m (9'1" x 7'2")

Fitted with roll-edge work surfaces and tiled surrounds, inset stainless steel sink unit, base cupboards and drawers, matching wall-mounted cupboards, four-plate gas hob with oven beneath, and spaces for fridge/freezer and washing machine. Features include a quarry tiled floor, wall-mounted boiler, double-glazed windows to the side and rear, and a double-glazed door leading to the garden.

### First Floor

First Floor Landing – 2.33 x 0.93 m (7'7" x 3'0")

A semi-galleried landing providing access to the loft space, with a double-glazed window to the side.

Bedroom One – 3.16 x 3.03 m (10'4" x 9'11")

Featuring a central heating radiator, picture rail, and a double-glazed window to the front.

Bedroom Two – 3.86 x 3.44 m (12'7" x 11'3")

A spacious double room with a central heating radiator, picture rail, and double-glazed window overlooking the rear.

Bedroom Three – 2.79 x 2.21 m (9'1" x 7'3")

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

Bathroom – 2.23 x 1.79 m (7'3" x 5'10")

A white suite comprising a low-flush WC, pedestal wash handbasin, and panelled bath with Triton shower over. Includes a central heating radiator and double-glazed window to the rear.

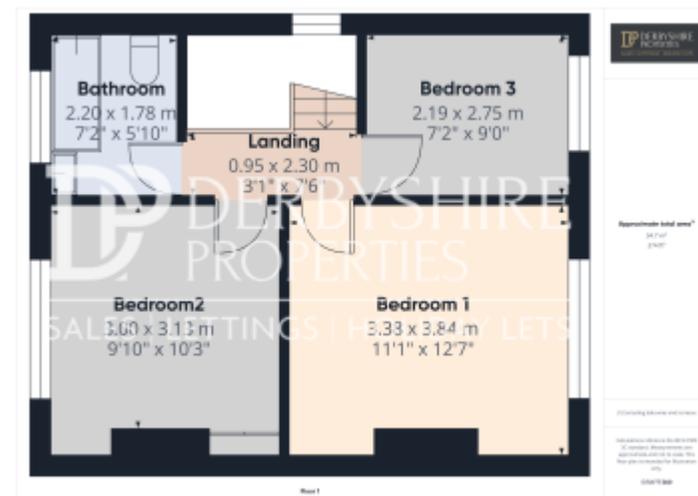
Outside

To the front, the property benefits from a driveway offering convenient off-road parking. At the rear, a generously sized garden enjoys a sunny south-facing aspect and features a well-maintained lawn, well-stocked borders, a vegetable plot, decorative trellis work, a gazebo, timber shed, and useful storage outbuildings.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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