

**ON HOLD**



**Harrison Street, Derby**  
**Asking Price Of £175,000**

  
**MARTIN&CO**

## Harrison Street, Derby

Asking Price Of £175,000

- Offered for sale with no onward chain
- Located close to Derby City Centre
- Three bedrooms and bathroom to the first floor
- Open plan lounge/diner and kitchen
- Gas fired central heating system

**MODERN MID TERRACE HOME -  
CONVENIENT LOCATION FOR CITY  
CENTRE - NO ONWARD CHAIN!**  
Well presented gas centrally heated  
and double glazed mid terrace home  
with accommodation including

### ACCOMMODATION

#### GROUND FLOOR

ENTRANCE HALL With stairs rising to the first floor.

KITCHEN 10' 8" x 9' 3" (3.27m x 2.84m) With a range of units at eye and base level providing work surface, storage and appliance space. Integral electric fan assisted double oven with four ring gas hob and extractor hood over, plumbing for washing machine, integral dishwasher. Wall mounted central heating boiler. Double glazed window to the front elevation, central heating radiator.



LOUNGE DINER 16' 3" x 15' 6" (4.97m x 4.73m) With double glazed sliding doors to the rear elevation, central fireplace. Under stairs storage cupboard. Wood effect flooring.

FIRST FLOOR

BEDROOM ONE 11' 1" x 8' 6" (3.4m x 2.6m) With double glazed window to the front elevation. Central heating radiator.

BEDROOM TWO 12' 1" x 7' 10" (3.7m x 2.4m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE 7' 2" x 6' 5" (2.2m x 1.98m) With double glazed window to the rear elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with shower over, wash hand basin and WC. Opaque double glazed window, central heating radiator.

OUTSIDE To the rear of the property is an enclosed garden laid mainly to lawn with a small patio seating area. To the front is a paved driveway providing off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	



# Harrison Street, Derby, DE22 3UU



## Martin & Co Derby

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