



9 Spinney Road, Derby, DE22 3TP Offers in excess of £170,000

Goodmove presents this three-bedroom semi-detached home for sale on Spinney Road, Derby.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, ground floor WC, and fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens.

Ideally located close to Derby city centre and Royal Derby Hospital, the property represents an excellent investment opportunity, offering strong rental potential and scope to add value through modernisation or improvement.

The property has been attractively priced and would suit investors and buyers alike who are in a position to proceed. Early viewing is highly recommended.

For further information or to arrange a viewing, please call.



Disclaimer

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk