



128 Parkway, Derby, DE73 5QA Offers in excess of £250,000

Good Move are delighted to present this Three-Bedroom End of Terrace Townhouse to the market.

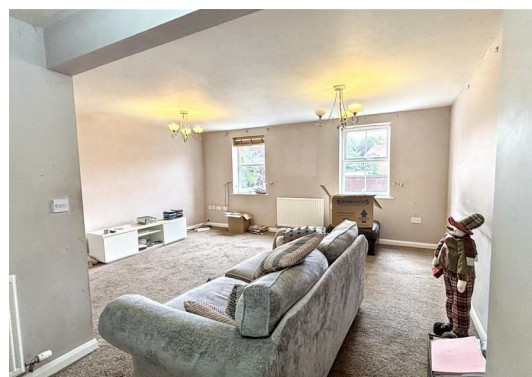
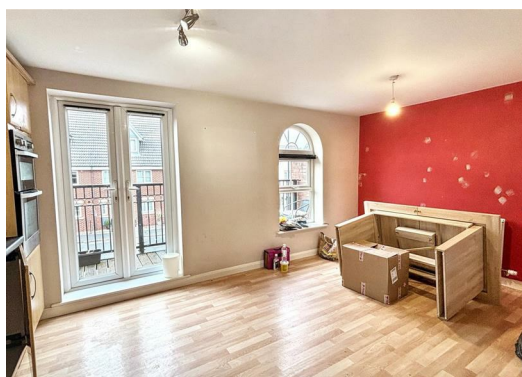
Arranged over three floors, this spacious three-bedroom townhouse presents an excellent opportunity for buyers looking to create a home tailored to their own style. While the property would benefit from some internal decoration, it offers fantastic potential to add value and make it your own.

The ground floor comprises a welcoming entrance hall, a convenient WC and utility room, along with a garage and an additional family room, offering a versatile second reception space with double doors opening directly onto the generous rear garden.

To the first floor, the impressive lounge enjoys an abundance of natural light, while the spacious kitchen/diner benefits french doors leading onto a private balcony.

The second floor offers three well-proportioned bedrooms, including a generous principal bedroom complete with an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from a generous enclosed rear garden, a driveway and integral garage providing ample off-road parking.



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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

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



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