



11 Darmond Road, L33
Asking Price £120,000



Stapleton Derby are delighted to offer for sale this well-presented three-bedroom mid-terrace property, ideally suited to first-time buyers, young couples and families.

Offering approximately 818 sq ft, the property briefly comprises an entrance hallway, fitted kitchen, spacious living/dining room, three good-sized bedrooms, family bathroom and separate WC. Externally, there is a spacious rear garden, while the property is freehold and well presented throughout.

Located in a popular area of Kirkby, the property is close to a range of local amenities, schools and leisure facilities, with St Marie's Catholic Primary School and the M57 motorway both easily accessible. Kirkby and Headbolt Lane railway stations also provide convenient transport links.

VIEWING IS HIGHLY RECOMMENDED to appreciate what this property has to offer. Early viewing is advised to avoid disappointment.

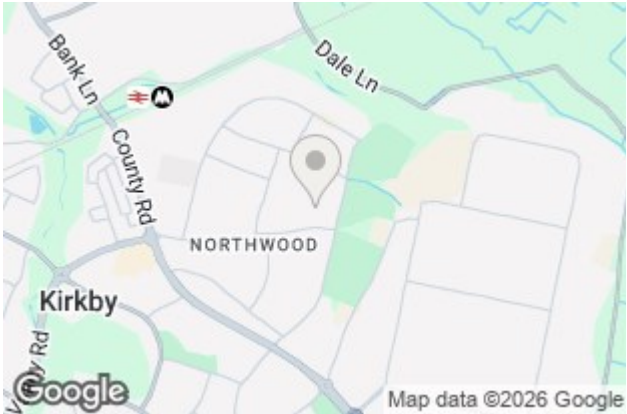








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.