

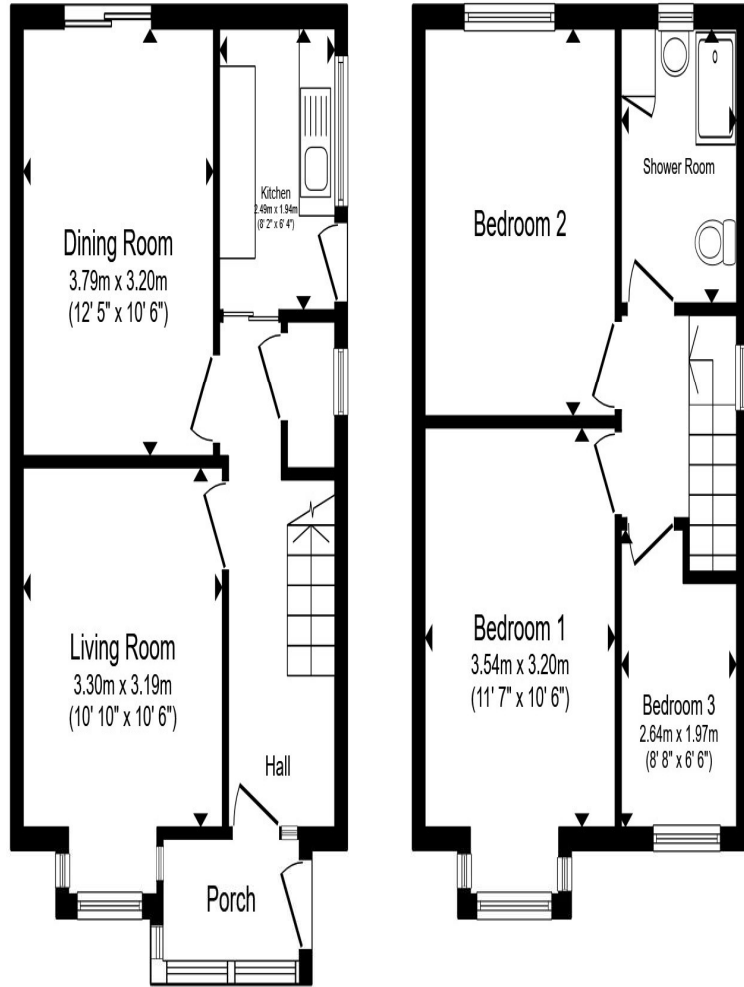


**Boulton Lane, Derby DE24 0FG**

**welcome to**  
**Boulton Lane, Derby**

Three-bedroom semi-detached home on Boulton Lane, Alvaston, offering great potential for full refurbishment. Comprising lounge, dining room with sliding doors, kitchen, three bedrooms and shower room, with a generous rear garden and shed.





**Ground Floor**

**First Floor**

Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**About The Area**

**Living Room**

10' 10" x 10' 6" + BAY ( 3.30m x 3.20m + BAY )

**Dining Room**

12' 5" x 10' 6" ( 3.78m x 3.20m )

**Kitchen**

8' 2" x 6' 4" ( 2.49m x 1.93m )

**Bedroom 1**

11' 7" + RECESS x 10' 6" ( 3.53m + RECESS x 3.20m )

**Bedroom 2**

11' 2" x 10' 6" ( 3.40m x 3.20m )

**Bedroom 3**

8' 8" INTO RECESS x 6' 6" ( 2.64m INTO RECESS x 1.98m )

**Bathroom**

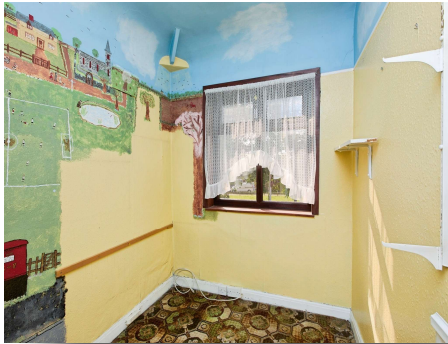
7' 9" x 3' 2" ( 2.36m x 0.97m )

## welcome to Boulton Lane, Derby

- Three-bedroom semi-detached home
- Sought-after Alvaston location on Bouton Lane
- Dining room with sliding doors to garden
- Generous rear garden with shed
- In need of full refurbishment

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY122042 - 0002

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