



## 52 BALLATER CLOSE SINFIN, DE24 9NH

£1,250 PER MONTH

Welcome to this charming terraced house located on Ballater Close in the desirable area of Sinfin. This delightful property, built in 1978, offers a comfortable living space of 926 square feet, making it an ideal home for small families, couples, or individuals seeking a peaceful retreat.

As you enter the house, you are greeted by a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The room is filled with natural light, enhancing the sense of space and comfort.

The property boasts two spacious bedrooms, each offering a tranquil haven for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both adults and children alike.



HOUZLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Branch  
363 Nuthall Road  
Nottingham  
Nottinghamshire  
NG8 5BU

01159789843  
[sales@houzly.co.uk](mailto:sales@houzly.co.uk)



**HOUZLY**