



## 6 Cullen Way, Sinfen, DE24 3DX

**£775 Per Calendar**



A deceptively spacious two bedroom first floor flat located close to all local amenities in this popular residential location. Parking is available to the rear of the property.



The flat is located above a convenience store off Deepdale Lane accessed by external steps.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, dining kitchen with integrated cooking facilities, large lounge, two bedrooms and bathroom.

As well as the neighbouring convenience store, Sinfin also has a large supermarket and good access to nearby industrial areas, the city centre and also to pleasant countryside and canal paths.

## ACCOMMODATION

Approaching the flat from the external staircase found to the right of the convenience store, the flat is found at the end of the first floor path.

## ENTRANCE HALLWAY

Main UPVC double glazed front door, two built in cupboards, access to all rooms.

## KITCHEN

12'3" x 9'11" (3.73m x 3.02m)

Fitted with a good range of kitchen cupboards and drawers with work surfaces and wall tiling, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for dining table and chairs, UPVC double glazed window, radiator. Wall mounted combination boiler.

## LOUNGE

17'1" x 10' (5.21m x 3.05m)

A spacious reception room with UPVC double glazed window, radiator.

## BEDROOM ONE

13'4" x 9'7" (4.06m x 2.92m)

Spacious double bedroom with rear facing UPVC double glazed window, radiator.

## BEDROOM TWO

9'9" x 6'6" (2.97m x 1.98m)

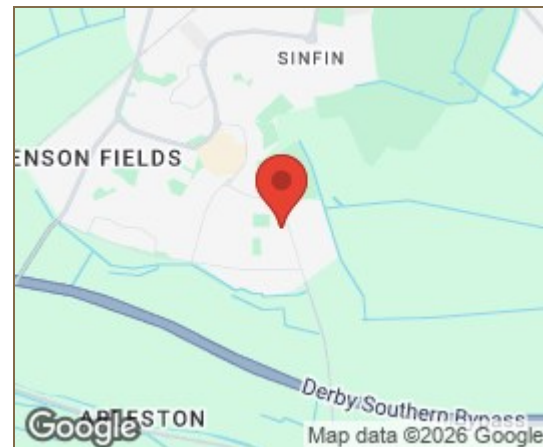
UPVC double glazed window and radiator.

## BATHROOM

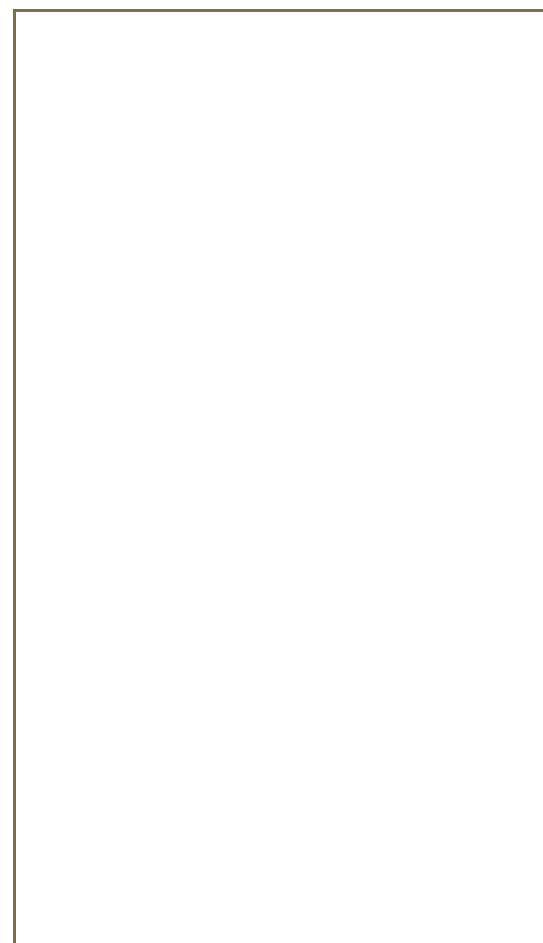
6'5" x 6' (1.96m x 1.83m)

Three piece suite including an electric shower over bath, vinyl flooring and radiator.

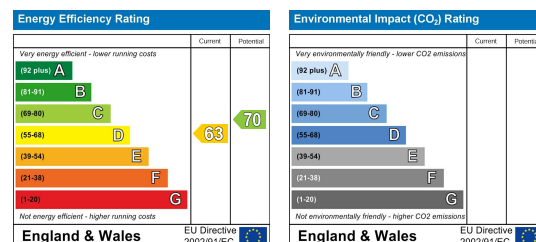
## Area Map



## Floor Plans



## Energy Efficiency Graph



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