

Manchester Street, Derby

aksresidential.com

£162,500



This property at a glance:



2



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Watch the video

Manchester Street, Derby



Mikaela says:

"This home has been decorated to such a lovely standard, it's so neutral and modern! As you head inside, you're greeted by a spacious front reception room, which leads you through a small hallway, past the cellar (great for storage in a home like this!) and through to a further spacious reception room. This room has an exposed brick fireplace which i think looks just wonderful. The kitchen is a modern space with plenty of counter tops and room for under counter appliances. Upstairs, the two bedrooms are both bright and neutral rooms, both great sizes and with feature fireplaces in each. A nod to the original period of the home. The bathroom has got to be my favourite area, with its blue cabinets, sleek grey tiles and not just a bath, but a separate shower cubicle! The garden is a low maintenance space, laid with gravel and plenty of space for outdoor furniture! The location really tops off this great home. Being right near the city centre, amenities, shops and restaurants are just a short walk away."



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Did you spot...

This spacious 2 double bedroom home is walking distance to the city centre



A message from the seller:





Floor Plan



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Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



300+ 5 star Google Reviews



Key Features:

- EPC RATING D
- CLOSE TO AMENITIES AND SHORT DISTANCE FROM THE CITY
- TWO SPACIOUS RECEPTION ROOMS
- REFURBISHED THROUGHOUT TO A GREAT STANDARD
- TWO LARGE DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN



About the area:

Manchester Street is located within the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. As well as this, less than a 2 minute walk away is the bus stop which gives easy access into the City Centre, Bus Station and Train Station as well as access to the Royal Derby Hospital. Also, within proximity to the property, there is Markeaton Park and easy access to the A38 leading to both the M1, A52 and A50 making it a great spot for commuters.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here to watch the property video](#)



Schools:

