



86 Manchester Street, Derby, DE22 3GA

Offers In The Region Of
£175,000



A comprehensively improved and beautifully presented two large double bedroom terraced property featuring an impressive bathroom and kitchen. No Chain.



86 Manchester Street, Derby, DE22 3GA

Offers In The Region Of £175,000



DIRECTIONS

Leaving the city centre on Ashbourne Road, pass Ashgate primary school taking the next left onto Surrey Street then first right into Manchester Street where the property will be found at the top of the street on the right. Viewers are advised to observe local parking restrictions.

This excellent property is ideal for the first time buyer and includes an efficient modern gas central heating system and UPVC double glazed windows comprising, lounge with wall mounted TV and electric fire, inner lobby with access to a cellar, second reception room with feature brick revealed fireplace, modern fitted kitchen with access to the garden. To the first floor a passaged landing leads to the very large front bedroom (possibility for subdividing), large second bedroom and impressive four piece bathroom suite.

Externally there is a pleasant enclosed rear garden with gravelled floor covering, fenced borders, shed and gated front access.

There is street parking on Manchester Street requiring a residents permit.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'4" x 10'10" (3.45m x 3.30m)

Entering the property through a UPVC double

glazed window into a formal lounge with modern electric fire and hearth, wall mounted TV, wood effect laminate flooring, twin UPVC double glazed windows with blinds, picture rail and radiator.

INNER LOBBY

With access to cellar.

DINING ROOM

12'3" x 10'11" (3.73m x 3.33m)

A second spacious reception room with a continuation of the wood effect laminate flooring, feature brick revealed fireplace and stone hearth, stairs to first floor, UPVC double glazed window, radiator.

KITCHEN

12'7" x 5'2" (3.84m x 1.57m)

A beautifully appointed kitchen, newly fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, attractive brick effect tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for washing machine, two side UPVC double glazed windows, side door, tiled floor, inset downlighters and radiator.

FIRST FLOOR

STAIRS AND LANDING

Newly carpeted, passaged and with radiator.

BEDROOM ONE

14'8" x 11'4" (4.47m x 3.45m)

A large double bedroom with two front facing UPVC double glazed windows with blinds, newly carpeted, feature fireplace, newly carpeted, radiator. If desired, this bedroom could potentially be sub-divided into two bedrooms.

BEDROOM TWO

12'4" x 11'7" (3.76m x 3.53m)

A second spacious double bedroom with built in cupboard, newly carpeted, feature fireplace, rear facing UPVC double glazed window and radiator.

BATHROOM

9'3" x 8'9" (2.82m x 2.67m)

A magnificently appointed spacious bathroom comprising a bath with mains shower over and screen, additional larger than average shower cubicle with tiled surround, wash basin sat on a vanity unit and WC with concealed cistern and store cupboards, tiled floor, UPVC double glazed window, extractor

fan, inset downlighters, chrome towel radiator and built in cupboard housing modern combination boiler.

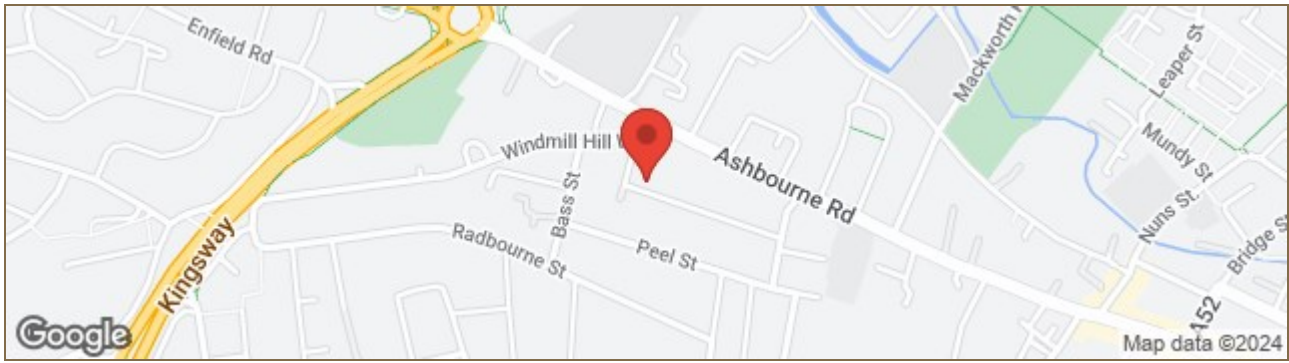
OUTSIDE

Externally there is a pleasant enclosed rear garden with gravelled floor covering, fenced borders, shed and gated front access.

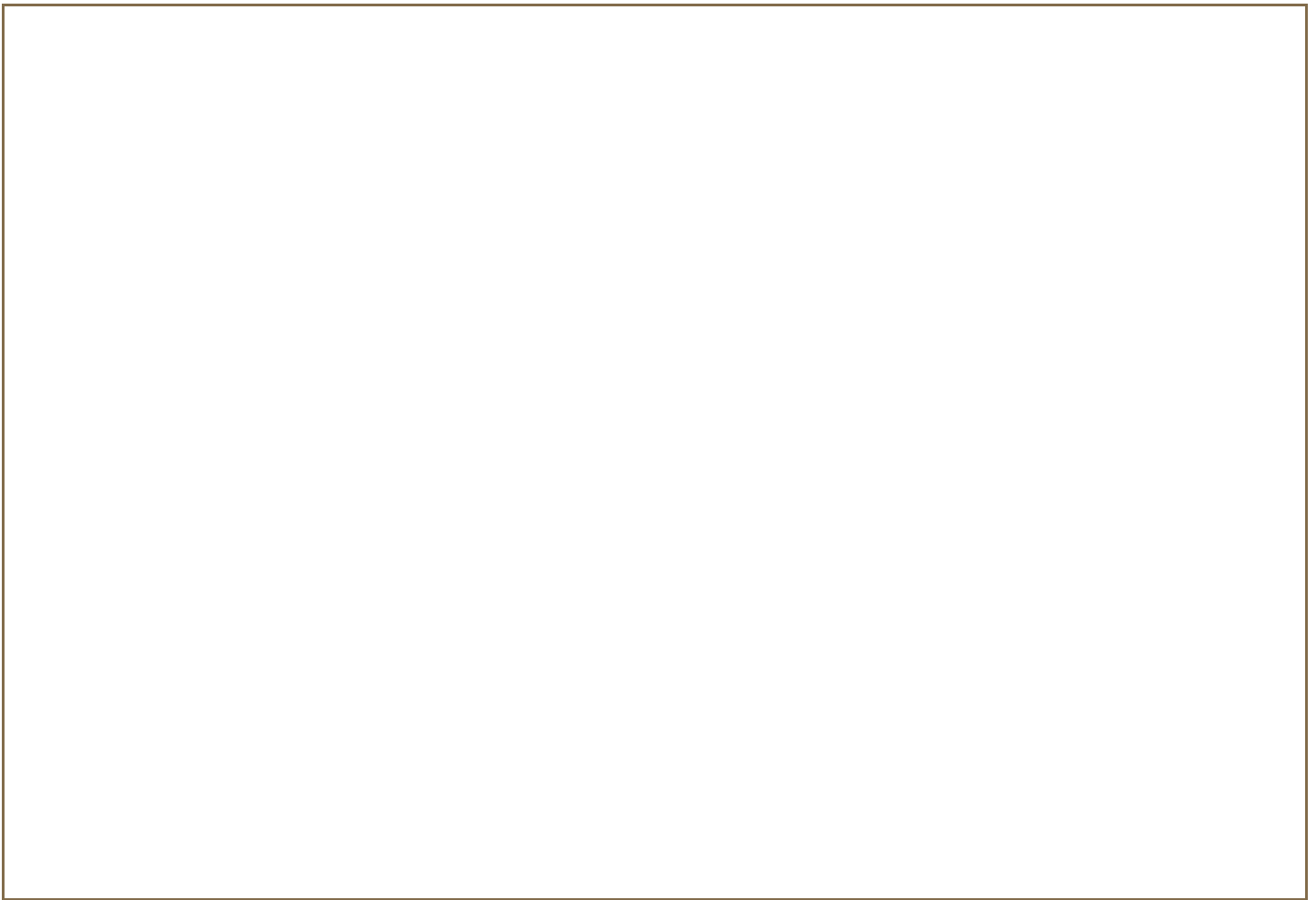
There is street parking on Manchester Street requiring a residents permit.



Road Map



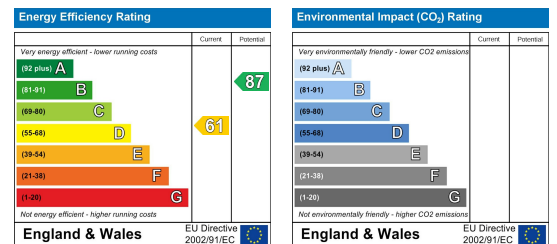
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk