

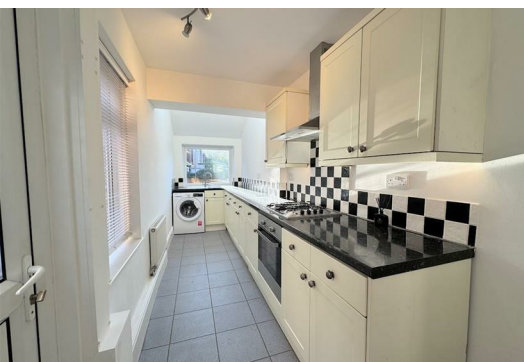


25 Leyland Street, Derby, DE1 3PP

£170,000



A superbly presented terraced house benefiting from two large double bedrooms, a four piece bathroom and an extended kitchen located in this popular spot off Kedleston Road.



25 Leyland Street, Derby, DE1 3PP

£170,000



The property is attractively offered for sale with no chain and immediate vacant possession.

The neutrally decorated accommodation includes both UPVC double glazing and gas central heating and briefly comprises front lounge, inner lobby with access to a cellar, separate dining room leading into an extended kitchen with a large range of fitted units. To the first floor a passaged landing leads into two large double bedrooms and a beautifully appointed four piece bathroom suite.

Externally there is a pleasant low maintenance rear garden whilst to the front there is street car parking.

Leyland Street is located off Kedleston Road close to a useful range of local amenities, including a grocery store, Post Office, hot food takeaway, café and popular public houses. Derby city Centre is a short distance away as is the University of Derby, Markeaton Park and the A38 and A52 road network.

A brilliant first time buy or rental investment.

ACCOMMODATION

LOUNGE

10'9" x 10'3" (3.28m x 3.12m)

UPVC double glazed front door and window with Venetian blinds, laminate flooring, chimney breast display recess, media connections, radiator.

INNER LOBBY

With access to the cellar.

DINING ROOM

12' x 10'10" (3.66m x 3.30m)

A second spacious reception room with rear facing UPVC double glazed window, chimney breast recess with stove effect electric fire, laminate flooring, stairs to first floor, radiator and open plan access into:

EXTENDED KITCHEN

17'2" x 5'5" (5.23m x 1.65m)

Comprehensively appointed with a plentiful range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for a tall fridge freezer

and washing machine, a UPVC double glazed window and Velux window allows for plenty of natural light, inset ceiling spotlights, side UPVC double glazed door, tiled floor, radiator.

FIRST FLOOR

LANDING

Passaged with access to all first floor rooms and loft.

BEDROOM ONE

14'2" x 10'6" (4.32m x 3.20m)

A large double bedroom with front facing UPVC double glazed window with Venetian blinds, plentiful space for bedroom furniture, radiator.

BEDROOM TWO

12'2" x 11'2" (3.71m x 3.40m)

A second large double bedroom with a rear facing UPVC double glazed window, built-in cupboard, radiator.

BATHROOM

8'10" x 8'10" (2.69m x 2.69m)

A spacious appointed bathroom having a four piece suite comprising a deep clawfoot bath with handheld shower attachment, separate shower cubicle with mains chrome shower, wash hand basin and low-level WC, vinyl floor covering, UPVC double glazed window and Velux window, chrome towel radiator, inset ceiling spotlights and a built-in store cupboard also housing the combination boiler providing domestic hot water and gas central heating.

OUTSIDE

Externally there is a pleasant low maintenance rear garden whilst to the front there is street car parking.







Road Map



Hybrid Map



Terrain Map



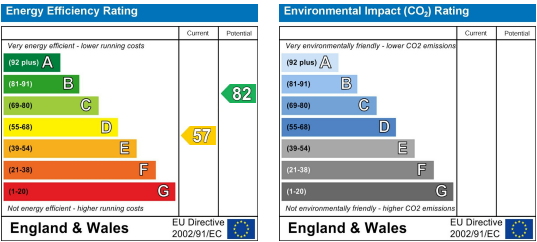
Floor Plan



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 believe 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