

CURRAN
BIRDS
+ CO

Cheviot Street

Derby

Offers in excess of: £175,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



MOST GENEROUS SOUTH FACING REAR GARDEN - A beautifully presented and much improved traditional three bedroom semi-detached home with superb rear south west facing rear garden. The property would be ideally suited to the first time buyer or young family and occupies this most convenient location within easy access of The Royal Derby Hospital, Kingsway Retail Park and excellent amenities in Mackworth. The property offers spacious and well proportioned living accommodation that includes a superb lounge dining room with log burner with patio doors accessing the beautiful rear garden, contemporary kitchen and a re-fitted bathroom.





The Detail

A beautifully presented and much improved traditional three bedroom semi-detached home offering spacious a well proportioned living accommodation, set within this popular residential area within easy access of the Royal Derby Hospital, Kingsway Retail Park and excellent amenities in Mackworth. The property would be ideally suited to the first time buyer, young family or investor.

The property has the benefit of a gas central heating and in 2022 the property was fitted with stylish anthracite coloured uPVC double glazed windows and composite front door. In brief the accommodation comprises: entrance hallway, spacious lounge dining room with log burner and patio doors giving access to the rear garden, contemporary fitted kitchen with pantry and a downstairs wc. The first floor landing leads to three well proportioned bedrooms and a stylish re-fitted bathroom.

Outside to the front is an enclosed front garden with area laid to lawn with a fence panelled boundary. There is pathway access to the side leading to the most generous enclosed rear garden with extensive lawn, timber decked seating area with a brick built outbuilding/utility with power measuring 8ft 4 x 6ft 2.

PLEASE NOTE - This property has on street parking.







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The Location

The property is located within the popular Ashbourne Road and Kingsway area of Derby, located close to several Derby University Sites, Markeaton Park and Derby City Centre.

Derby City centre offers a wide range of shops and amenities including the Derbion shopping centre with its major retail outlets and state of the art cinema. The Cathedral Quarter also offers up-market clothing outlets together with a selection of cafés, bars, public houses and a leisure centre on Queen Street.

The property is also conveniently located within easy access Royal Derby Hospital. This location also offers easy access to employment opportunities at Rolls-Royce, Toyota and Alstom Trains.







The Particulars

- Spacious Traditional Semi-Detached Home
- Generous South West Facing Enclosed Rear Garden
- Ideal for First Time Buyer or Young Family
- Re-Fitted uPVC Double Glazed Windows & Gas Central Heating
- Entrance Hallway, Downstairs WC & Fitted Kitchen
- Spacious Lounge Dining Room with Log Burner
- Three Well Proportioned Bedrooms & Stylish Bathroom
- On Street Parking, Front Garden & Rear Outbuilding
- Easy Access to Derby City Centre & Road Networks
- Easy Access to the Royal Derby Hospital

Size

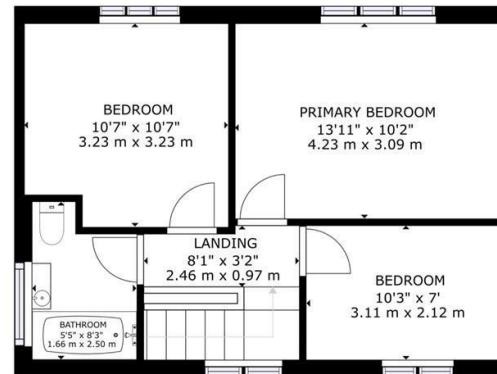
Approx 861.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A



GROSS INTERNAL AREA
FLOOR 1: 432 sq ft, 40.17 m², FLOOR 2: 429 sq ft, 39.84 m²
TOTAL: 861 sq ft, 80.01 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Let's Talk

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