



CURRAN BIRDS + CO

Pittar Street
Derby
£140,000



CURRAN BIRDS + CO

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



NO CHAIN – An extended and well presented mid-terraced home is ideally located within walking distance of Derby City Centre, would be ideally suited to a first time buyer, young professionals or investors. This property also offers two generous double bedrooms, as the property benefits from the first floor having the additional floor area above the passageway.

The property offers two spacious reception rooms and an extended well appointed oak fronted kitchen. The first floor living space is particularly spacious offers passaged landing leads to two generous double bedrooms and bathroom with white three piece suite. Externally there is a low maintenance rear garden with artificial lawn and a large timber framed shed.

This spacious home offers a vibrant, well-connected area. Excellent transport links and local conveniences are all on hand, making this an excellent opportunity for those looking to step onto the property ladder.





The Detail

Upon entering through a traditional panelled front door, the property opens into a welcoming lounge, enhanced by an ornamental recess fireplace, wooden picture rail, and built-in storage and a uPVC double-glazed window and central heating radiator contribute to a warm and inviting living space. The adjoining dining room features a cast iron fireplace with tiled hearth and antique pine surround, a rear-facing uPVC double glazed window and access to the staircase via a traditional panelled doorway. The dining room also provides a glass panelled door with access to the extended kitchen.

The extended and well appointed kitchen is fitted with oak-fronted units, granite-effect worktops, and ceramic-tiled splashbacks. A stainless steel electric oven, gas hob with extractor, and composite one-and-a-half bowl sink, low level appliance space for additional appliances and an automatic washing machine. Natural light flows in through side and rear elevation windows, with a uPVC door providing direct access to the rear garden.

Upstairs, a passaged landing leads to two generous double bedrooms. The primary bedroom, situated at the front, includes twin uPVC double-glazed windows and central heating radiator. The second double bedroom benefits from a built-in storage cupboard and views to the rear with uPVC double glazed window. The bathroom is well-appointed with a white three-piece suite, herringbone-style flooring, and a boiler cupboard housing an Ideal Logic combination boiler and there is uPVC obscure double glazed window. The property further benefits from a loft access off the passaged landing with a boarded loft with skylight and fold-down ladder—ideal for storage or future potential for attic conversion (subject to necessary planning consent)

Externally, the landscaped rear garden features a paved patio, raised timber deck, artificial lawn, and blue slate borders with a large timber-framed shed complete the outdoor space. There is access to a gated passageway leading to Pittar Street.







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The Location

Pittar Street offers a highly convenient position just minutes from Derby City Centre, placing shopping, dining and cultural amenities within easy reach. It is close to the Derbion Shopping Centre, which features a wide range of shops, a cinema, bowling alley and numerous restaurants. Gyms and supermarkets are also nearby, along with well-regarded local schools.

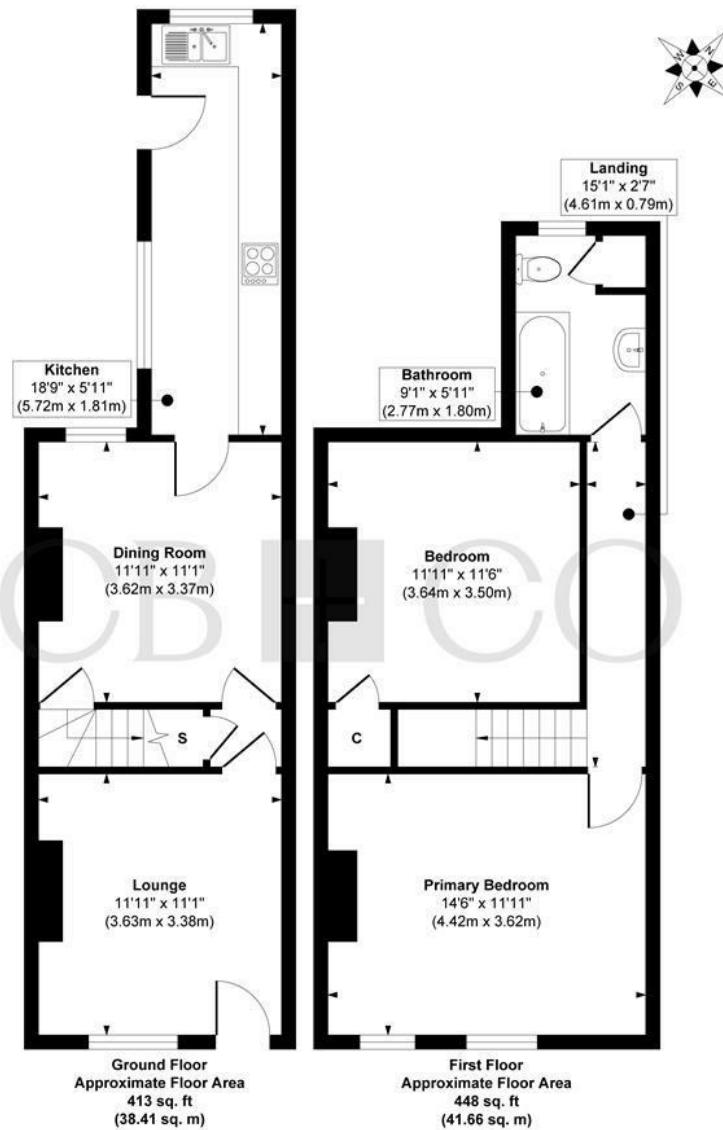
The property is ideally situated for access to key transport routes, including the A38, A52, and A6, with Derby Railway Station and regular bus services close at hand. With major employers such as Rolls-Royce, Bombardier and the Royal Derby Hospital all within easy commuting distance, this is a location that suits professionals and first-time buyers alike.







Pittar Street, Derby



Approx. Gross Internal Floor Area 861 sq. ft / 80.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Traditional Extended Mid-Terraced Home
- Ideal First Time Buy or Investment Purchase
- Tastefully Presented - Recently Re-Decorated
- Gas Central Heating & uPVC Double Glazing
- Dining Room, Lounge & Extended Kitchen
- Two Generous Double Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Close to Derby City Centre
- Easy Access to the Royal Derby Hospital
- No Chain Involved

Size

Approx 861.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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Let's *Talk*

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