



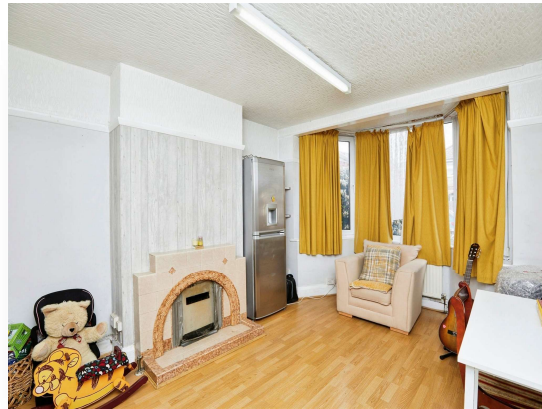
**Portland Street, Derby DE23 8PH**

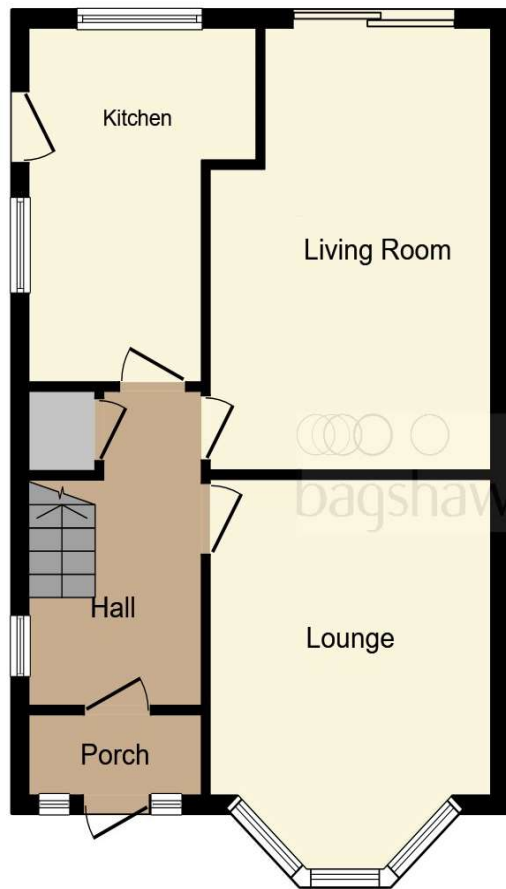


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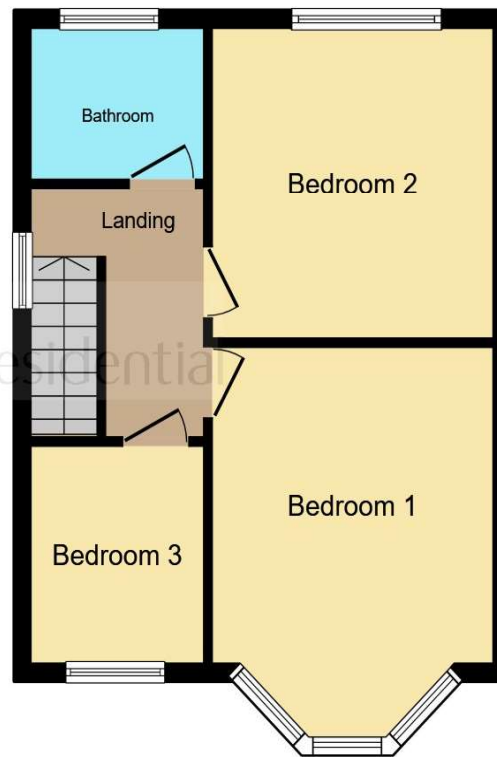
**Portland Street, Derby**

This delightful 3 bedroom semi-detached house is situated just a short drive from Derby city centre perfect for first-time buyers or growing families. Don't miss out on this wonderful opportunity to own a beautiful home in a sought-after location. Contact us today to arrange a viewing!





**Ground Floor**



**First Floor**

- Entrance Porch**
- Entrance Hallway**
- Lounge**
- Living Room**
- Kitchen**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Portland Street, Derby

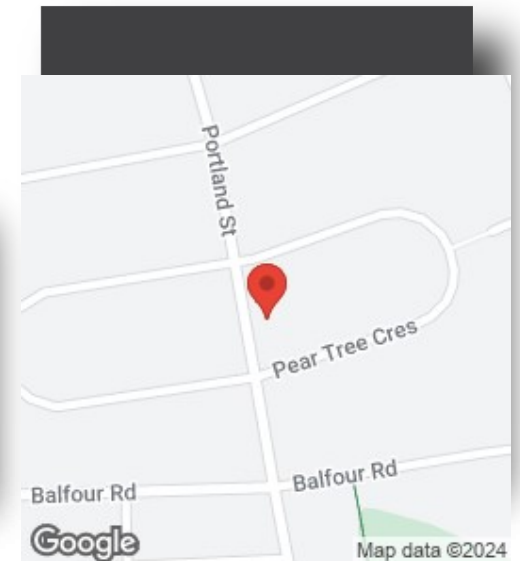
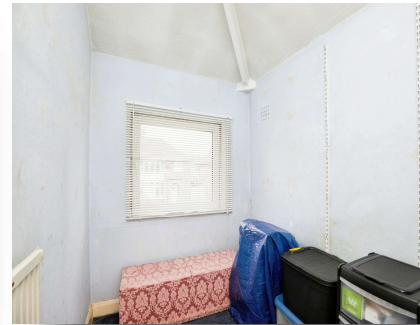
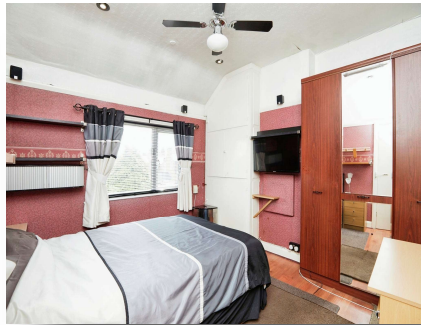
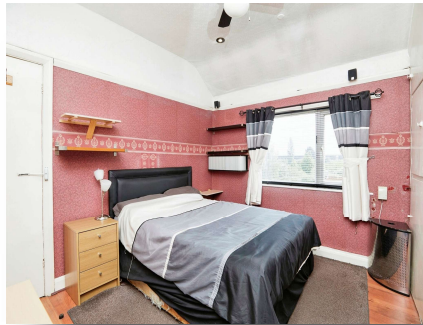
- Three Bedroom Semi Detached House
- A Short Drive from Derby City Centre
- Large Rear Garden
- A Driveway
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers over

**£180,000**

Perfect for first-time buyers or growing families, this delightful three bedroom semi-detached house is situated just a short drive from Derby city centre. As you step inside, you'll be greeted by a porch entrance to the welcoming entrance hallway, complete with stairs to the upper floor and doors leading to the kitchen, lounge, and living room. A convenient storage section is also located off the hallway. The spacious lounge boasts a stunning bay window and beautiful wooden flooring, creating a warm and inviting atmosphere. The living room is equally impressive, with sliding patio doors that open out onto the rear garden, perfect for alfresco entertaining. The kitchen is well-appointed with multiple oak cabinets, an extractor fan, and a door leading to the rear garden. Windows overlook the side and rear of the property, flooding the space with natural light. Upstairs, you'll find three generously sized bedrooms, including two doubles, one of which features a large bay window, and a single room. The family bathroom is stylishly presented with a panelled bath, overhead shower, and a frosted window. Outside, the expansive garden is a true highlight, comprising a patio section and a lush lawn, ideal for outdoor relaxation and play. A good-sized driveway and rear access via a side gate complete this fantastic property.



view this property online [bagshawsresidential.co.uk/Property/DBY118919](http://bagshawsresidential.co.uk/Property/DBY118919)



Property Ref:  
DBY118919 - 0004

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