



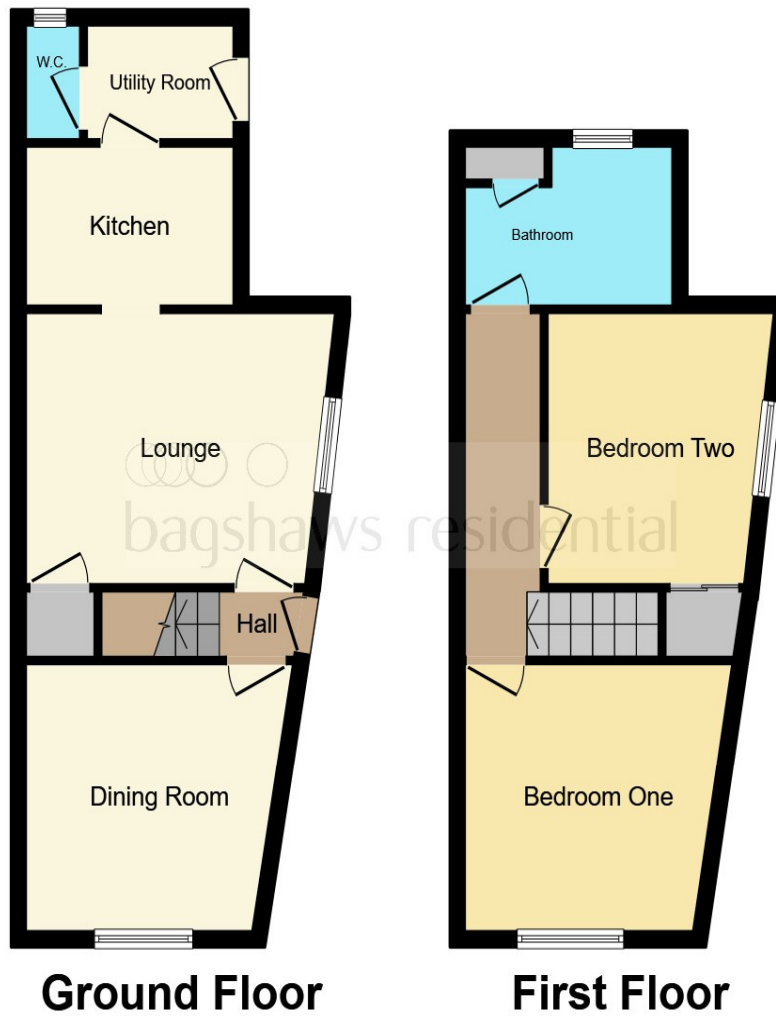
**Stanley Street, DERBY DE22 3GT**

**welcome to**

**Stanley Street, DERBY**

End terrace home ideal for first time buyers, families and investors, situate just off Ashbourne Road in a sought after part of the City, close to the centre. This property offers two reception rooms, two bedrooms, a cloakroom & utility room and a fully family bathroom. Offered with NO UPWARD CHAIN.





**Lounge**  
11' x 13' ( 3.35m x 3.96m )

**Entrance Hallway**

**Dining Room**  
10' 11" x 11' 3" ( 3.33m x 3.43m )

**Kitchen**  
8' 11" x 6' 7" ( 2.72m x 2.01m )

**Utility Room**  
9' 10" x 4' 6" ( 3.00m x 1.37m )

**Cloakroom**

**Stairs & Landing**

**Bedroom One**  
11' x 10' 9" ( 3.35m x 3.28m )

**Bedroom Two**  
11' x 9' 10" ( 3.35m x 3.00m )

**Bathroom**  
8' x 7' 2" ( 2.44m x 2.18m )

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)

welcome to

## Stanley Street, DERBY

- Ed of Terrace Two Bed Home
- Two Reception Rooms
- Main Entrance into the Hallway
- No Upward Chain
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers in excess of

**£155,000**

This end terrace home offers immaculately presented and well-balanced accommodation, ideal for first time buyers, young families and investors. Situated in a sought after part of Derby, close to the City Centre as well as the University, and within easy reach of the Royal Derby Hospital, Stanley Street is located just off Ashbourne Road with many amenities within walking distance.

This period home offers a typical Victorian layout with the benefit of the main access being into a hallway rather than the lounge, and in brief comprises; side entrance into hallway with stairs leading up, reception room to the front, second reception room to the rear with fireplace, galley kitchen off with outlook into the garden and utility room and cloak room off. To the first floor the landing separates the two double bedrooms both with feature cast iron fireplaces and provides access to the family bathroom with shower over the bath and fitted storage. Outside there is an enclosed courtyard garden with side gate to the road and ample street parking.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119422 - 0003

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