



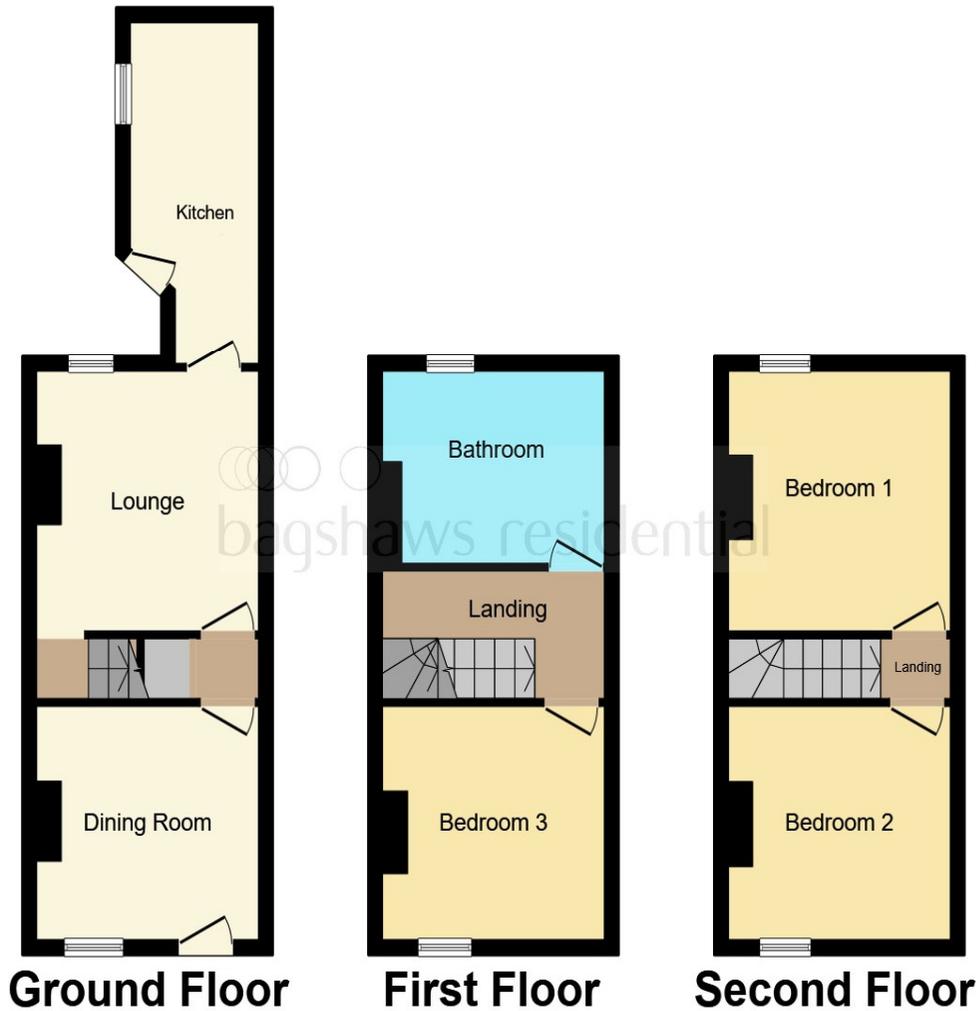
Arthur Street, Derby DE1 3EF

welcome to

Arthur Street, Derby

Ideal for first-time buyers or investors, this spacious three-bedroom mid-terrace home on Arthur Street, Derby, offers generous living space across three floors. Featuring two reception rooms, a modern kitchen, a large four-piece bathroom, a private rear garden with outbuildings.





Dining Room

10' 4" MAX x 10' 1" MAX (3.15m MAX x 3.07m MAX)

Living Room

11' 3" MAX x 10' 3" MAX (3.43m MAX x 3.12m MAX)

Kitchen

14' 9" MAX x 5' 8" MAX (4.50m MAX x 1.73m MAX)

Bedroom 1

10' 5" MAX x 10' 2" MAX (3.17m MAX x 3.10m MAX)

Bathroom

10' 5" MAX x 8' 4" MAX (3.17m MAX x 2.54m MAX)

Bedroom 2

10' 4" MAX x 10' 2" MAX (3.15m MAX x 3.10m MAX)

Bedroom 3

11' 3" MAX x 10' 4" MAX (3.43m MAX x 3.15m MAX)

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

welcome to

Arthur Street, Derby

- Three-bedroom mid-terrace home in a popular location
- Two reception rooms offering flexible living space
- Modern kitchen with garden access
- Spacious four-piece family bathroom
- Private rear garden with patio, lawn, and outbuildings

Tenure: Freehold EPC Rating: D

£220,000



Situated on the sought-after Arthur Street in Derby, this spacious three-bedroom mid-terrace home is an excellent opportunity for first-time buyers or investors. Offering well-proportioned living spaces across three floors, the property blends comfort and convenience with easy access to local amenities, transport links, and Derby city centre.

Upon entering, you are welcomed into a bright dining room with a window to the front, leading to a comfortable lounge that provides access to the staircase and a view to the rear. The modern kitchen is positioned at the back of the home, offering ample storage and workspace, and provides direct access to the rear garden. Outside, the enclosed garden features a patio area, lawn, and useful outbuildings for additional storage.

The first floor boasts a spacious double bedroom to the front and a large four-piece family bathroom at the rear. The second floor provides two further well-sized double bedrooms, one to the front and the other to the rear, making it ideal for growing families or tenants.

Arthur Street benefits from excellent local amenities, including shops, schools, and parks, with great transport links to Derby city centre and beyond. Whether you're looking for your first home or a solid investment, this property offers fantastic potential.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119839 - 0003

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