

Molineux Street, Derby DE23 8HE

bagshaws residential

welcome to

Molineux Street, Derby

Spacious two-bedroom mid-terrace on Molineux Street, ideal for first-time buyers. Features two reception rooms, modern kitchen, large garden with outbuilding and rear access, and a generous upstairs layout including a large bathroom. Convenient Derby location.













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

Lounge

12' 1" MAX x 11' 4" MAX (3.68m MAX x 3.45m MAX)

Living Room

12' 3" MAX x 11' 6" MAX (3.73m MAX x 3.51m MAX)

Kitchen

11' 4" MAX x 8' 1" MAX (3.45m MAX x 2.46m MAX)

Bedroom 1

14' 8" MAX x 12' 1" MAX (4.47m MAX x 3.68m MAX)

Bedroom 2

12' 2" MAX x 11' 7" MAX (3.71m MAX x 3.53m MAX)

Bathroom

11' 5" MAX x 8' 1" MAX (3.48m MAX x 2.46m MAX)

welcome to Molineux Street, Derby

- Two large double bedrooms
- Two reception rooms (flexible layout)
- Spacious entrance hallway
- Modern kitchen with garden access
- Large rear garden with outbuilding

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£160,000

Situated on the popular Molineux Street in Derby, this deceptively spacious two-bedroom mid-terrace home is perfect for first-time buyers or growing families. With a versatile layout and generous proportions throughout, this property offers comfortable living space and excellent potential.

You're welcomed into a large entrance hallway that sets the tone for the size of the home. To the left is the front lounge, currently arranged as a third bedroom, offering flexibility depending on your needs. Continue down the hallway and you'll find a spacious second reception room with a view of the rear garden, making it a cosy and social living area. At the rear of the property is a good-sized kitchen with ample unit space, providing direct access to the rear garden.

The outdoor space is a real highlight, boasting a large rear garden, outdoor W.C., and a substantial outbuilding-perfect for storage or future conversion (STPP). There's also convenient access to a rear alleyway.

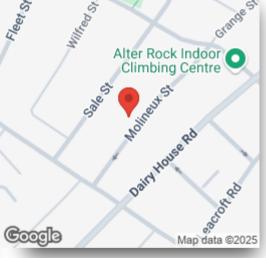
Upstairs, the home continues to impress with two large double bedrooms-one to the front and one to the side-as well as a generous family bathroom at the rear.

Located just a short drive or bus ride from Derby city centre, Molineux Street is well-positioned for access to local shops, schools, and amenities. The area is popular with both families and professionals thanks to its excellent transport links and community feel.









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120549



Property Ref: DBY120549 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01332 361308

bagshaws residential



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.