



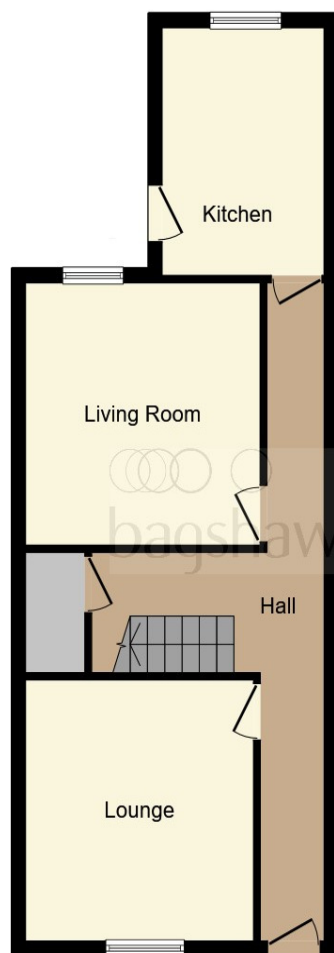
Molineux Street, Derby DE23 8HE

welcome to

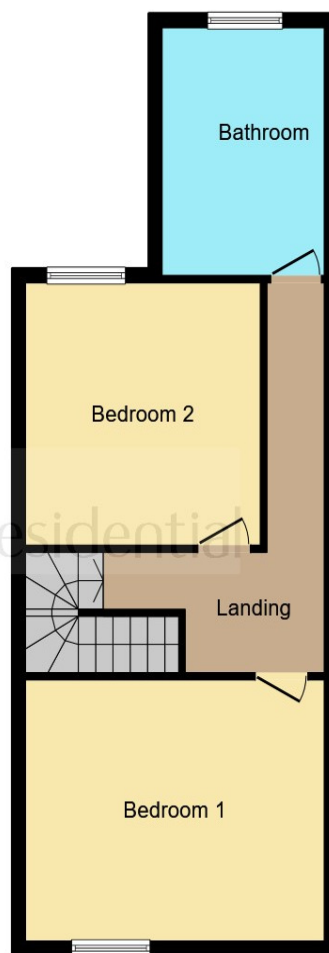
Molineux Street, Derby

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.





Ground Floor



First Floor

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)

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

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- 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBY120549 - 0003

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bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



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



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)