



Etwall Street, Derby



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£169,500

- 2/3 Bedroom Terrace
- Ensuite Shower Rooms to Two Bedrooms
- Master Bathroom
- Private Rear Garden
- Can be sold furnished
- Walking Distance to City Centre
- Freehold
- EPC rating D



Located on the popular Etwall Street in Derby City Centre, this well-proportioned three-bedroom terraced house presents a fantastic opportunity for both investors and first-time buyers. Previously let as a student property, the home is ideally situated within easy reach of the University of Derby, local amenities, and excellent transport links.

The property offers flexible and spacious accommodation. On the ground floor, the front room has been used as a third double bedroom, making it ideal for shared living or for a guest room. To the rear, you'll find a modern fitted kitchen leading through to a comfortable dining/lounge area, creating a welcoming social space. There is also a useful cellar offering valuable additional storage or future development potential.

Upstairs, the property benefits from two further generously sized double bedrooms, both with their own en-suite shower rooms, offering privacy and convenience. A separate family bathroom provides further flexibility for families, guests, or housemates.



Outside, there is a private rear garden offering a pleasant outdoor area, and on-street parking is available at the front of the property. Offered with no onward chain, this is a straightforward and hassle-free purchase.

Whether you're an investor looking for a ready-to-go rental, or a first-time buyer seeking a centrally located home, this property is full of potential. Early viewing is highly recommended to appreciate everything it has to offer.

External

A red-brick mid-terrace with classic Victorian character. The main entrance features a solid wooden door with a glass panel.

A second door provides shared rear access with the neighbouring property. Decorative brickwork and a dark base course add charm and durability.

Located on a quiet street with on-road parking and close to local amenities.

Front Reception Room / 3rd Bedroom

A bright and versatile front reception room with a large window allowing plenty of natural light. Neutrally decorated with grey carpet and cream walls, the space is currently set up as a third bedroom but can easily serve as a lounge.

Features include a central ceiling light, fitted radiator, and window to the front elevation.

Rear Reception Room

The rear reception room is currently set up as a living room. It comfortably accommodates a sofa, coffee table, TV unit, and small dining set. It could be used as a dining room.

The space is neutrally decorated with a large window offering plenty of natural light, and features include a central pendant light, fitted radiator, and direct access to the kitchen.



Kitchen

A modern galley-style kitchen with sleek gloss grey units, wood-effect worktops, and neutral tiled splashbacks. It features an integrated oven, electric hob, extractor fan, and space for freestanding appliances including a fridge-freezer and washing machine.

A large window and part-glazed back door bring in natural light and provide direct access to the rear garden, making the space both bright and functional. Finished with stylish black tile-effect flooring for a clean, contemporary look.

Stairs & Landing

Carpeted stairs lead to a first-floor landing with neutral decor and a handrail for added safety. The landing provides access to the upstairs bedrooms and bathroom, with a loft hatch offering additional storage potential.

Bedroom (Front)

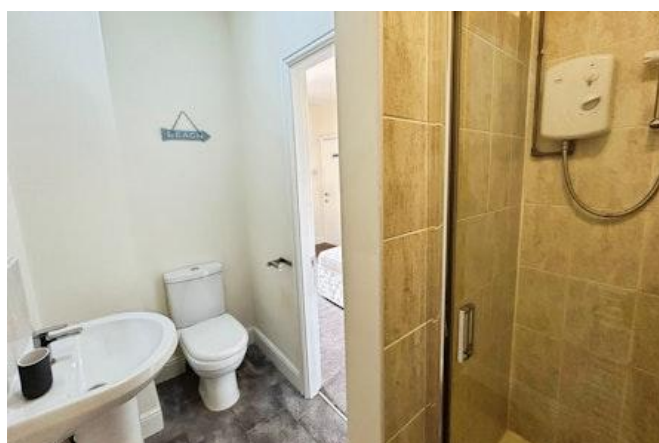
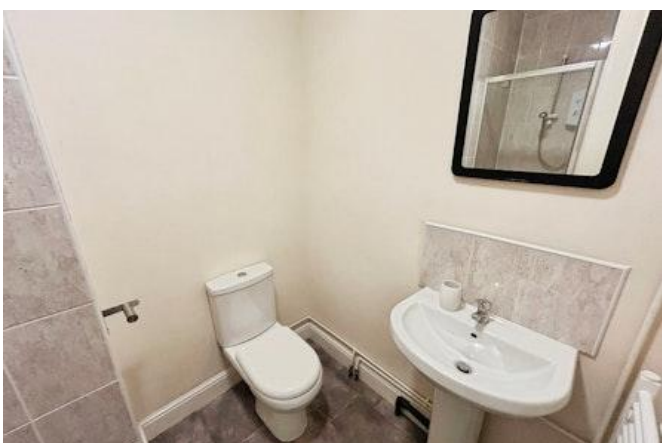
A spacious and light-filled double bedroom overlooking the front of the property featuring two large windows, neutral décor, and fitted carpet. The room is well-furnished with a bed, wardrobe, chest of drawers, and a dedicated study area with desk and shelving.

The private en-suite includes a tiled shower cubicle, WC, and wash basin - offering comfort and privacy for residents or guests.

Bedroom (Rear)

A well-proportioned double bedroom located at the rear of the property, offering a quiet and private outlook. The room features neutral décor, a large window for natural light, and built-in storage with a dedicated dressing area.

The private en-suite shower room includes a fully tiled shower cubicle, WC, and wash basin - perfect for added comfort and convenience.





Bathroom

Located at the rear of the property, the main bathroom features a modern white suite with a curved-edge bath, overhead shower, pedestal basin, and WC. Grey wall tiles and slate-effect flooring add a stylish touch. A tall cupboard houses the gas combi boiler.

Rear Garden

A low-maintenance rear garden featuring a mix of paving and gravel borders, ideal for outdoor seating and easy upkeep. The space includes a brick-built outhouse, perfect for garden storage or tools, and benefits from secure gated access via a shared passageway.

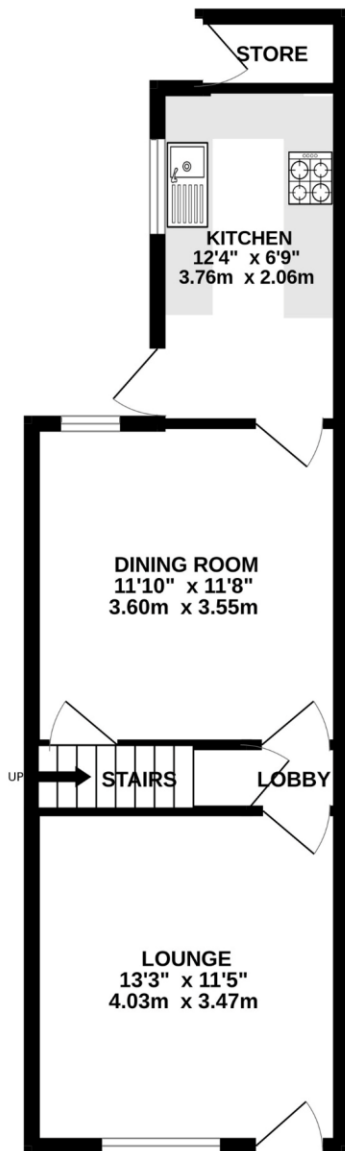
Fully enclosed with fencing for privacy, the garden offers a practical outdoor area with room to personalise.

Disclaimer

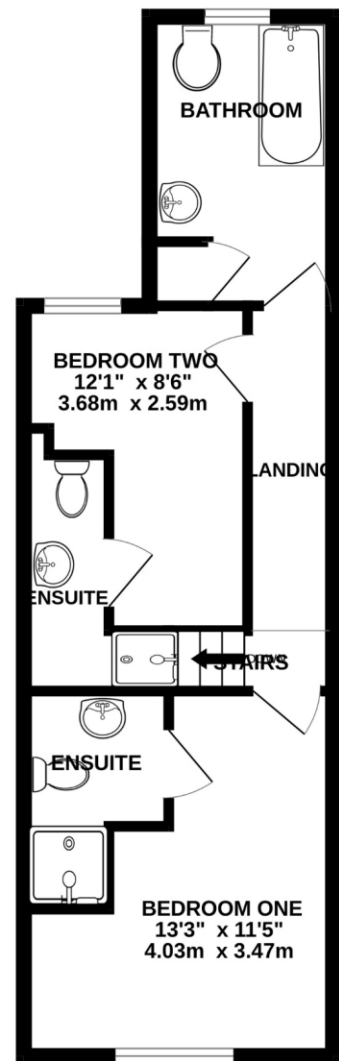
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GROUND FLOOR



1ST FLOOR



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