

## 2 Bed House - Terraced

Offers over £140,000

 Manchester Street, Derby, DE22 3GD



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 2 Bed House - Terraced

# £140,000

 Manchester Street, Derby, DE22 3GD

IMMEDIATE POSSESSION - NO UPWARD CHAIN - A delightful period terraced property situated in this highly sought after location, close to the University of Derby and the City Centre offering well presented and greatly improved accommodation which is suitable to both the first time buyer or investor (The property has the necessary up to date documentation to let the property out immediately). Gas centrally heated and UPVC double glazed throughout. In brief; sitting room with feature remote control contemporary fire, inner hallway with access to cellar, dining kitchen. On the first floor a landing leads to two double bedrooms and newly fitted bathroom with shower. Outside is a low maintenance patioed rear garden. The property is sold freehold. Council tax band A. Energy rating D.

## Sitting Room 11'5" x 11'3" (3.48 x 3.43)



The focal point of the room being the feature electric contemporary living flame, remote control fire, original coving to ceiling, laminated wood effect floor, radiator, television and media connection points, UPVC double glazed window and UPVC double glazed door.

## Dining Kitchen



## Dining Area 12'1" x 11'3" (3.69 x 3.45)



Having a laminated wood effect floor, radiator, staircase to first floor and UPVC double glazed window to front aspect.

## Kitchen Area 9'6" x 6'0" (2.90 x 1.83)



Having a range of shaker style wall and base cupboards with laminated working surfaces, free standing gas cooker, recently fitted Baxi wall mounted combination gas boiler, laminated wood effect floor, space and plumbing for washing machine, UPVC double glazed window and timber door to rear garden.

## First Floor Landing

## Bedroom One 11'1" x 11'2" (3.4 x 3.42)



Having radiator and UPVC double glazed window.



## Inner Hallway

With door to cellar.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

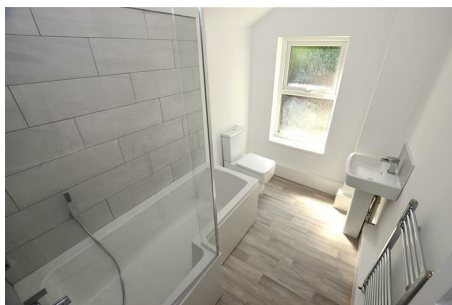
# 2 Bed House - Terraced

# £140,000

 Manchester Street, Derby, DE22 3GD



## Bathroom



## Bedroom Two 12'1" x 8'2" (3.69 x 2.50)



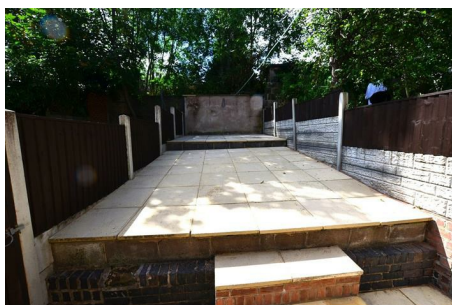
Having modern three piece suite comprising; low centre flush wc, pedestal wash hand basin and 'P' shaped deep shower bath with fixed head mains fed drench shower, together with hand held shower attachment, complimentary ceramic tiled splash backs, glass shower screen, chrome heated towel rail, vinyl floor and UPVC opaque double glazed window to rear aspect.



Having a recessed store/wardrobe, radiator and UPVC double glazed window to rear aspect.



## Outside



The rear garden is of a low maintenance design with tiered patio, enclosed by close panelled fencing.

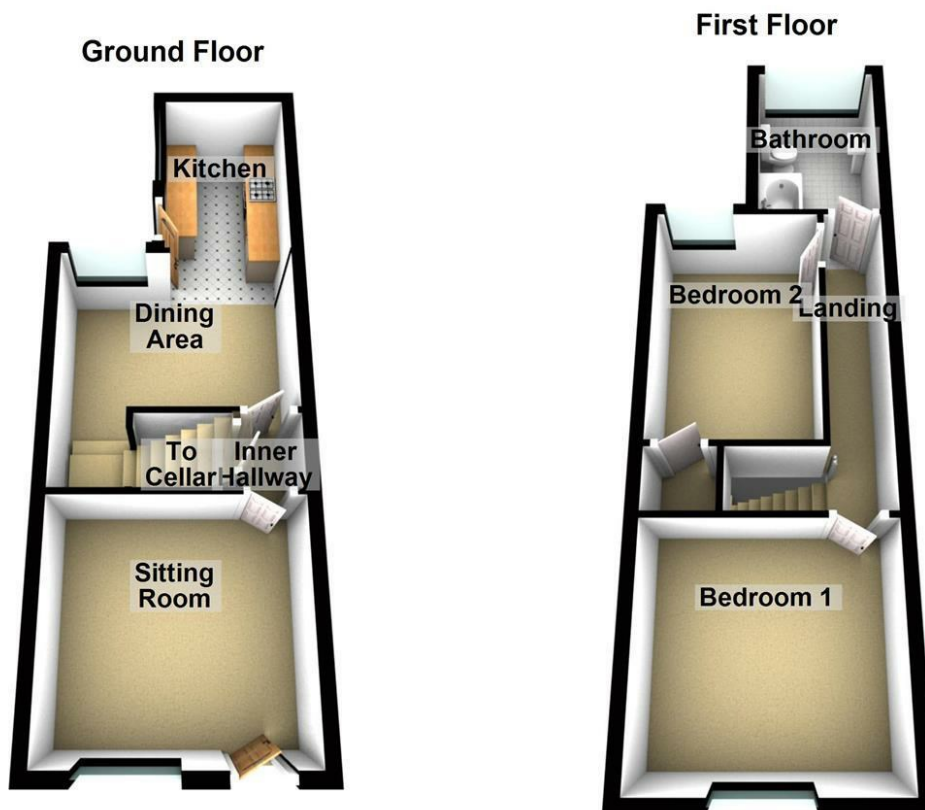
[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips & Co**  
EST. 2012  
MY PAD GROUP

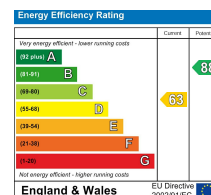
# 2 Bed House - Terraced

# £140,000

Manchester Street, Derby, DE22 3GD



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

