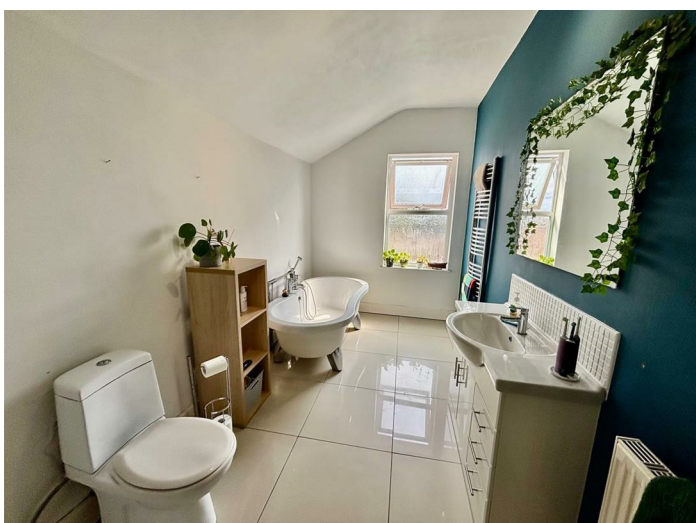


2 Bed House - Terraced

Price £170,000

 Stanley Street, Derby, DE22 3GW



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Nestled in the heart of Derby on Stanley Street, this charming terraced house presents an excellent opportunity for first-time buyers and investors alike. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is both practical and inviting.

The ground floor features a welcoming reception room, currently utilised as a bedroom to accommodate three students, showcasing the versatility of the space. The property has been tastefully upgraded, boasting a quality kitchen that is perfect for culinary enthusiasts, alongside a luxurious bathroom that adds a touch of elegance to everyday living.

Benefiting from UPVC double glazing and gas central heating, this home ensures comfort and energy efficiency throughout the year. Its prime location is particularly appealing, being in close proximity to the University of Derby and the vibrant city centre, making it an ideal choice for students or young professionals seeking convenience and accessibility.

This property not only offers a comfortable living environment but also represents a sound investment in a popular area. With its modern upgrades and strategic location, it is sure to attract interest from a variety of potential buyers or renters. Don't miss the chance to make this delightful house your new home or investment opportunity.

The property is sold freehold. Council tax band A. Energy rating E.

Side Entrance Hallway

Reception Hall

Having UPVC double glazed entrance door, understairs storage, laminated floor and staircase to first floor.

Sitting Room 12'5" x 11'0" (3.80 x 3.37)



Having a radiator, ornate original coving and ceiling rose and UPVC double glazed window to front aspect.

Dining Room 12'5" x 11'1" (3.80 x 3.39)



Having an exposed brick chimney breast, wood veneered floor, radiator, original ceiling rose and UPVC double glazed door to rear garden,



Extended Kitchen 16'9" x 6'7" (5.11 x 2.02)



Having a range of shaker style wall and base cupboards, feature five burner free standing gas range, tiled splash backs, space and plumbing for automatic washing machine, ceiling LED down lighters and two UPVC double glazed windows.

First Floor Landing

With access to roof space.

Bedroom One 12'4" x 11'0" (3.77 x 3.36)



Having original cast iron fire surround,

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radiator and UPVC double glazed window to front aspect.

Bedroom Two 12'4" x 8'1" (3.78 x 2.47)



Having original cast iron fire surround, radiator and UPVC double glazed window to rear aspect.



comprising; concealed flush wc, wash hand basin nestling on a white high gloss vanity unit, free standing deep panelled bath with claw feet together with hand held shower attachment and mixer tap and walk in shower with fixed head mains fed drench shower together with hand held shower attachment, porcelain tiled floor, radiator, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.



Outside

The property occupies a popular position, situated close to Derby City Centre, together with the University of Derby and has an enclosed walled rear garden, laid to a low maintenance design with artificial lawn, blue brick pathway and terrace with side access.

Bathroom 16'9" x 6'9" (5.13 x 2.08)



Having a feature white four piece suite

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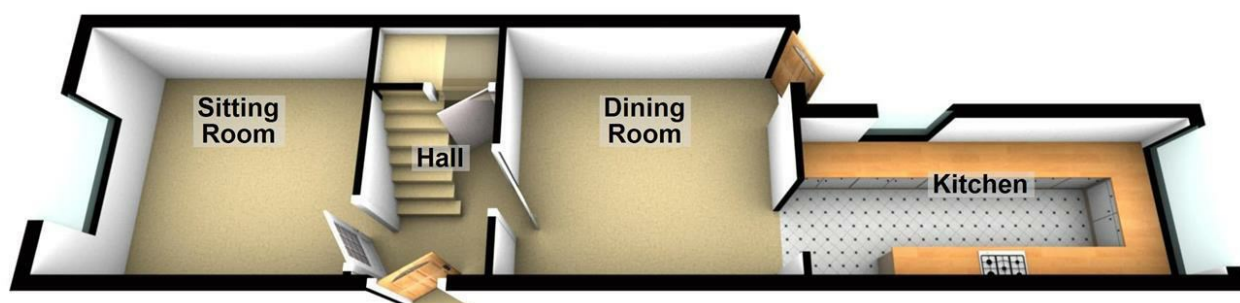
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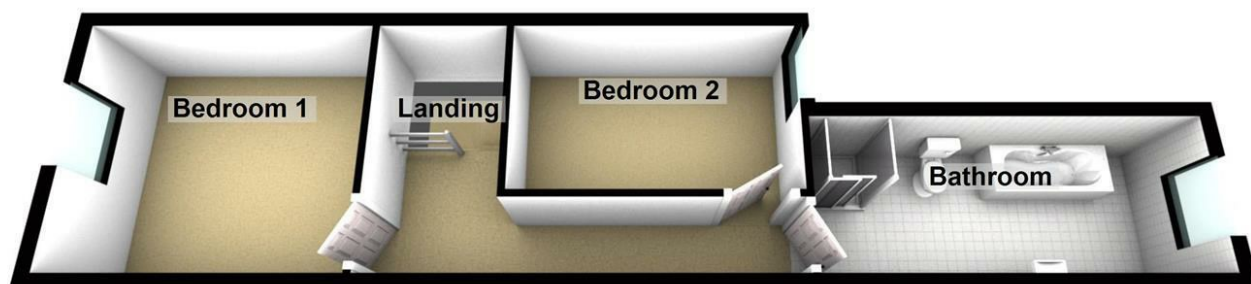
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			81
(31-35) B			
(27-31) C			45
(23-27) D			
(19-23) E			
(15-19) F			
(11-15) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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