Fletcher & Company

51 Statham Street, Derby, DE22 1HR

Offers Around £345,000

Freehold



- No Upward Chain
- Charming Period Residence
- Vestibule & Entrance Hall
- Through Lounge/Dining Room
- Breakfast Kitchen
- Four First Floor Bedrooms & Bathroom
- Enclosed Rear Garden
- Convenient for Derby City Centre
- Easy Access to Darley Park & Markeaton Park
- Viewing Highly Recommended





Summary

This is a well-presented, four bedroom, bay fronted, period mid-terrace occupying a highly sought after location in the Six-Streets area of Derby.

The property is sold with the benefit of no upward chain and retains much original character throughout. The accommodation comprises vestibule, entrance hall with Minton floor, spacious through lounge/dining room with feature fireplace and separate dining area, breakfast kitchen and useful cellar. The first floor accommodation features a semi galleried landing with four bedrooms and a well-appointed bathroom.

Outside, the property has an enclosed rear garden with patio area, lawn and further gravelled section. There is timber fencing and brick walling.

The Location

The Six-Streets area of Derby is extremely popular with a great range of amenities including Markeaton primary school, shop, barbers, post office, cafe, real ale pubs and a regular bus service into Derby City centre. The property also offers ease of access to Darley and Markeaton parks.

Accommodation

Ground Floor

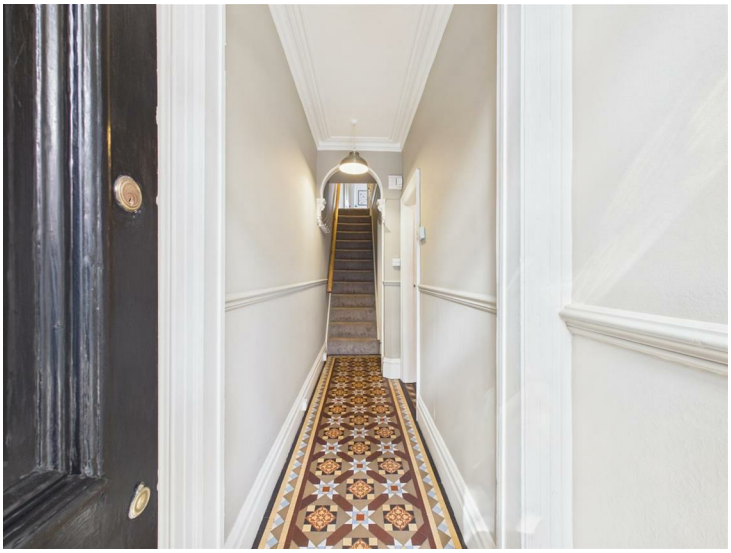
Vestibule

A panelled entrance door with glazed fanlight over provides access to vestibule with Minton tile floor, cove cornice, dado rail and door two entrance hall.

Entrance Hall

11'7" x 3'2" (3.55 x 0.99)

With continuation of the Minton tile flooring, cove cornice, dado rail, feature archway and staircase to first floor.



Through Lounge/Dining Room





Lounge Area
15'2" x 11'1" (4.64 x 3.38)
Featuring a fireplace with decorative surround, tiled hearth and cast iron open fire grate, central heating radiator, cove cornice, picture rail, stripped wooden floorboards, box bay sash window to front and open access to dining area.





Dining Area

13'6" x 11'8" (4.14 x 3.57)

Featuring a chimney breast incorporating an open recess, tiled hearth, central heating radiator, stripped wooden floorboards, cove cornice and double glazed window to rear.







Kitchen

13'10" x 9'10" (4.24 x 3.01)

Comprising solid wood worktops with tiled surrounds, inset one and a half stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding electric range cooker, fridge freezer, washing machine and dishwasher, wall mounted gas fired boiler, feature tiled floor, central heating radiator, useful seat/storage, door to cellar, window to side and door to garden.







First Floor Landing
16'6" x 5'2" (5.05 x 1.58)
A semi-galleried landing with feature balustrade, fitted cupboards, central heating radiator and access to loft space.





Bedroom One

12'7" x 12'2" (3.86 x 3.73)

Featuring a cast iron fireplace, central heating radiator and sash window to front.





Bedroom Two
13'6" x 12'7" (4.14 x 3.85)
Having a cast iron fireplace, central heating radiator and double glazed window to rear.

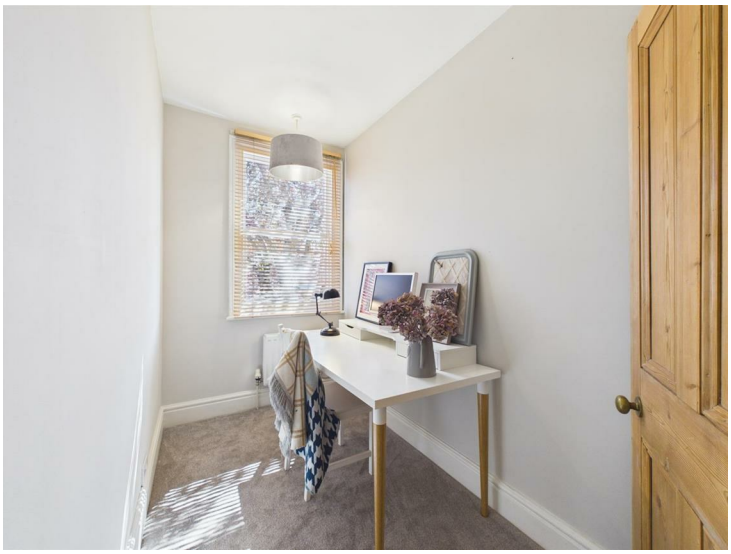




Bedroom Three
8'8" x 8'2" (2.66 x 2.51)
With a cast iron fireplace, central heating radiator and double glazed window to rear.



Bedroom Four
9'2" x 5'2" (2.81 x 1.59)
Having a central heating radiator and sash window to front.



Bathroom
6'11" x 5'4" (2.11 x 1.65)
Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with Triton shower over, chrome towel radiator and double glazed window to side.



Outside

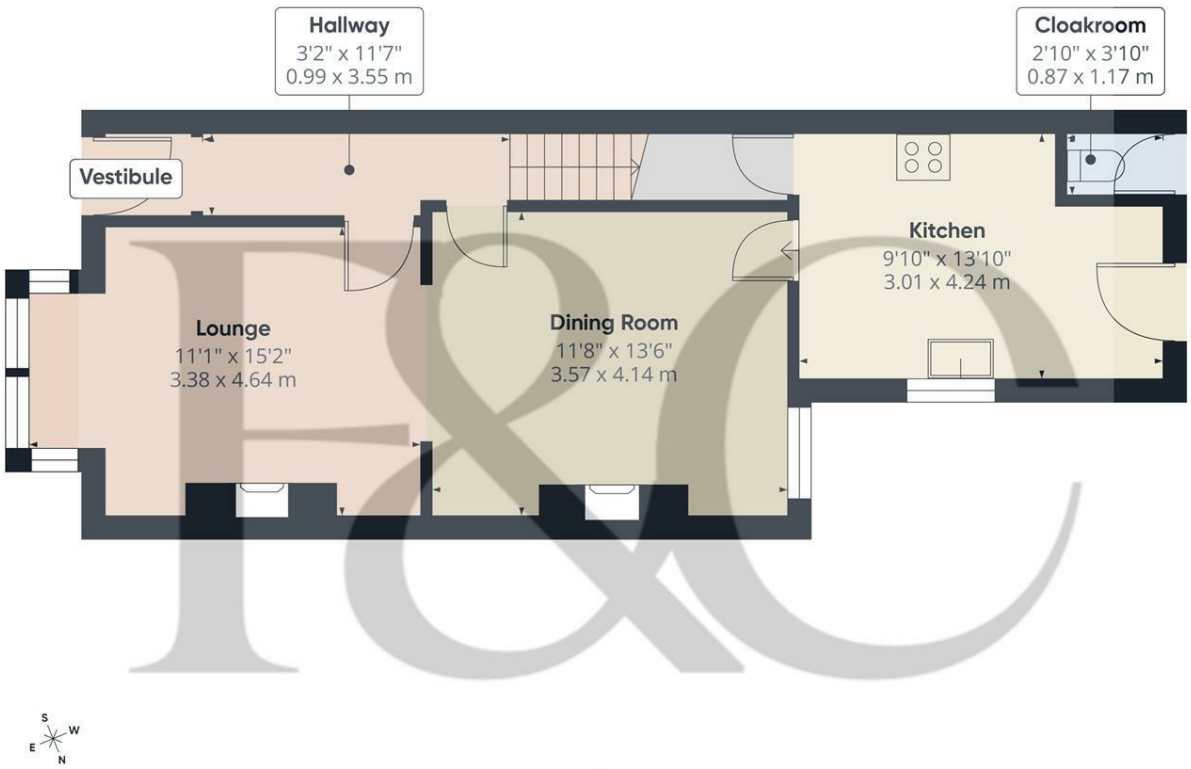
To the rear of the property is a pleasant garden with blue brick patio, lawn, gravelled section to the foot of the garden and useful outdoor WC, all bounded by timber fencing, brick walling and herbaceous borders. There is a shared alleyway to the front.







Council Tax Band C



Floor 0

Approximate total area(1)

520 ft²

48.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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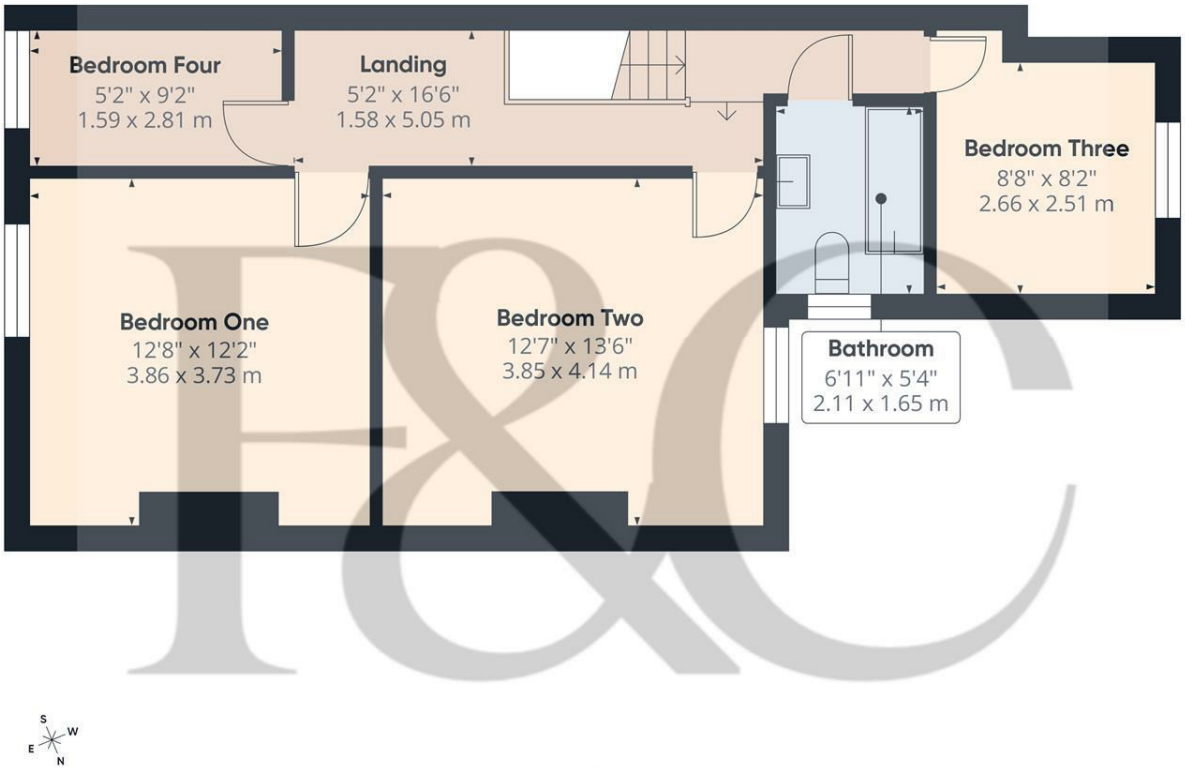

Floor 1

Approximate total area(1)

567 ft²

52.7 m²

(1) Excluding balconies and terraces

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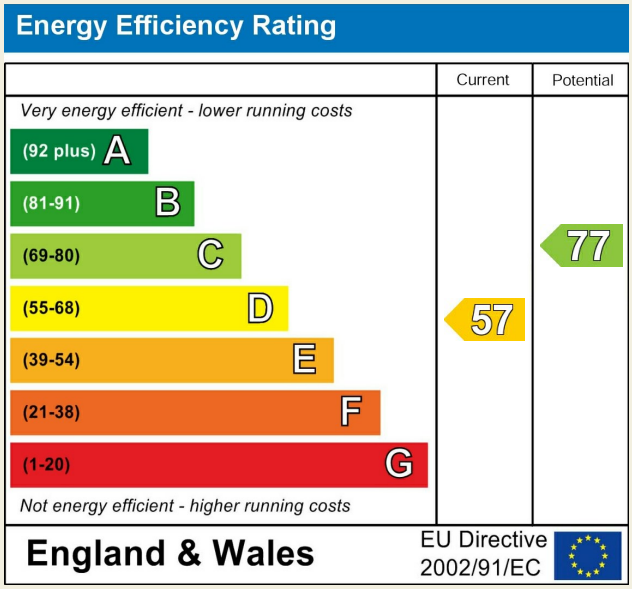

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Council Tax Band: C
Tenure: Freehold