



**Manchester Street,
Derby, DE22 3GD
Asking Price £180,000**



Situated just off Ashbourne Road in a popular DE22 location, this versatile 3/4 bedroom terraced home offers an ideal blend of owner-occupier appeal and strong investment potential, with excellent access to the University of Derby (Kedleston Road/Markeaton Street sites) and Derby city centre amenities.

Currently operated as a room-by-room let, the property is achieving £550 per room pcm (inclusive of utility bills), making it an attractive option for investors seeking a ready-made HMO style set-up (subject to any required consents/licensing). On the current arrangement, this equates to up to £2,200 pcm / £26,400 per annum gross (4 rooms x £550).

For owner-occupiers, the layout can suit a family home or spacious professional let, while the wider area benefits from everyday shops, takeaways and transport links along Ashbourne Road, plus Markeaton Park nearby for green space. The Royal Derby Hospital is also around 1.2 miles away.

