

CURRAN  
BIRDS  
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Manchester Street  
OIEO £150,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



IDEAL FIRST TIME BUY - Located just off Ashbourne Road, this attractive two-bedroom home presents a superb opportunity for first-time buyers, professionals or investors. A beautifully presented interior blends characterful features with thoughtful updates, offering comfortable and practical living moments from Derby University, the City Centre and Markeaton Park.

The inviting lounge features a striking exposed brick fireplace with log burner, while the kitchen and dining area open out to a landscaped garden arranged across two tiers. Upstairs, two well-proportioned bedrooms and a modern bathroom complete the space. With convenient access to shops, cafés, and well-regarded local restaurants, this is a well-situated home offering both charm and City Centre convenience in equal measure.





### The Detail

This mid-terrace property offers a thoughtfully arranged interior that blends period charm with practical modern upgrades. The front-facing lounge features a striking exposed brick fireplace with a log-burning stove, glazed UPVC window, UPVC entrance door with obscure glazing, coving, and a double radiator—creating a warm and inviting space.

An inner lobby provides access to the cellar, leading through to a bright dining area with laminate flooring, a double-glazed rear window, and a radiator. The adjacent kitchen is fitted with matching wall and base units, work surfaces, integrated electric oven, electric hob, stainless steel cooker hood, and tile splashbacks. A one-bowl sink with mixer tap and plumbing for a washing machine complete the space.

Upstairs, the main bedroom is positioned at the front, with a second bedroom overlooking the garden and featuring a built-in wardrobe. The bathroom includes a white three-piece suite, panelled bath with shower attachment and screen, low-level WC, washbasin, extractor fan, and recessed shelving for additional storage.

To the rear, the garden offers a private outdoor space with raised planting beds, timber decking, lawn, and a seating area—ideal for relaxed entertaining.







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## The Location

Manchester Street occupies a sought-after position off Ashbourne Road, ideally placed for enjoying Derby's vibrant urban lifestyle while remaining close to the tranquillity of Markeaton Park. The property is within walking distance of Derby University and is well connected to the City Centre, making it an attractive choice for students, professionals, or commuters.

Nearby, Friar Gate offers a well-regarded selection of bars, cafés, and restaurants –ideal for both casual dining and evening socialising. The area also benefits from convenient access to supermarkets, frequent bus routes, and essential amenities, making daily life highly practical.

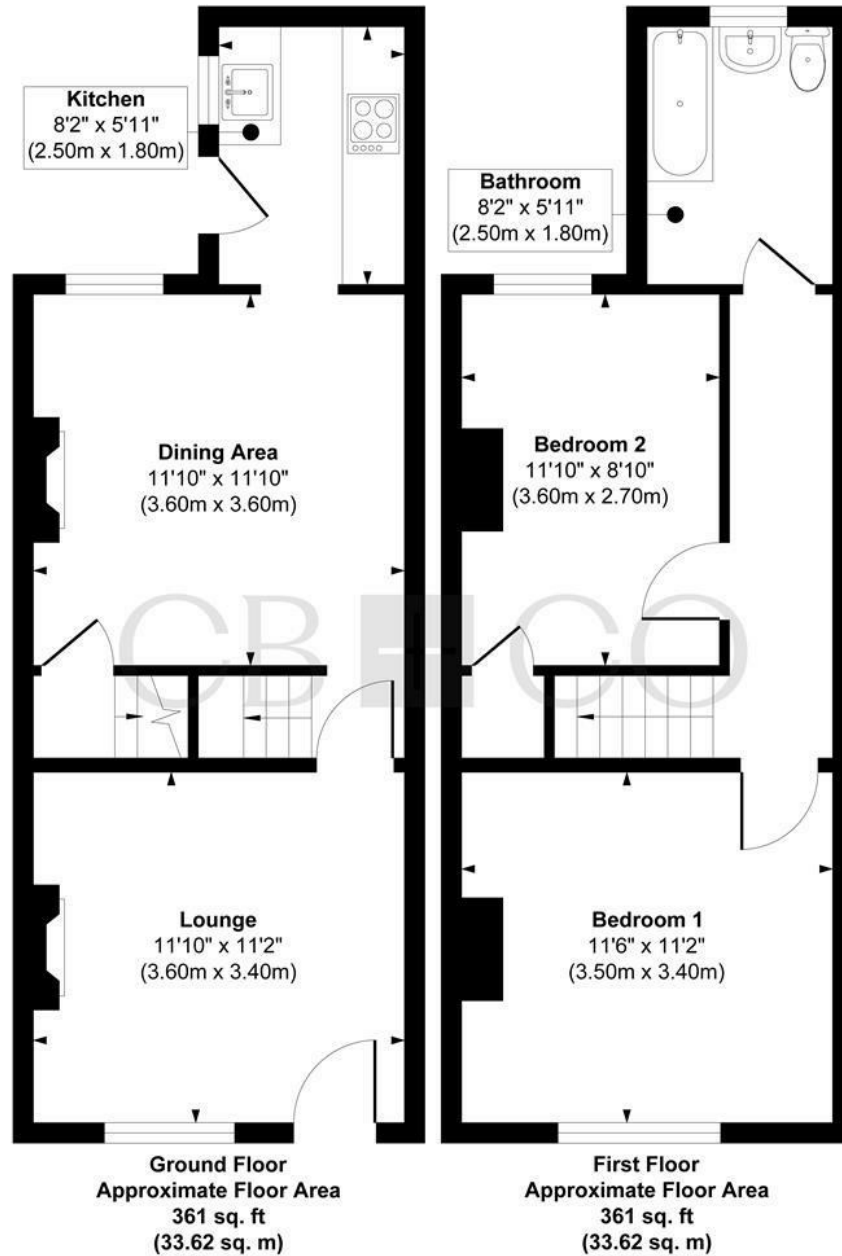
Markeaton Park is just a short stroll away, providing expansive green space, sports facilities, and a seasonal paddling pool—perfect for weekend leisure. This is a lively, well-connected part of Derby, offering excellent proximity to both social and professional hubs.







29 Manchester Street



Approx. Gross Internal Floor Area 722 sq. ft / 67.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Characterful Mid-Terrace Property
- Two Well-Proportioned Bedrooms, Second With Built In Wardrobe
- Lounge With Exposed Brick Fireplace With Log Burner
- Open Plan Dining Room Into A Modern Kitchen
- Modern White Bathroom Suite
- Cellar Offering Additional Storage
- Landscaped Tiered Rear Garden, Raised Planting Beds And Lawn
- Outdoor Decking And Seating Area
- Walking Distance To Derby University
- Ideal First Time Buy

### Size

Approx 882.65 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A

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*Let's Talk*

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