



Station Road
Melbourne Derby



Property Description

No chain! A conveniently located traditional mid terraced home with a gas fired central heating system, enclosed rear garden and useful brick store, close to Melbourne centre. In brief the accommodation comprises:- Two reception rooms, kitchen, two bedrooms and bathroom.

Entrance

Front timber panelled entrance door with inset frosted glazing leading to: -

Lounge

Having laminate flooring, feature fireplace incorporating coal effect chrome edged gas fire, timber surround, ceramic tiled hearth, fitted shelving to the chimney breast recess, coving to the ceiling, double panelled central heating radiator, single glazed window to the front elevation with fitted window blinds, cupboard housing newly replaced fuseboard and electric meter, double opening timber and glazed doors giving access to: -

Dining Room

Having laminate flooring, double panel central heating radiator, double louvre door fronted built in cupboard providing useful space for coat hanging and storage with built in shelving, coat hanging hooks and light, wall mounted Vaillant boiler providing domestic hot water and central heating, carpeted stairs off to the first floor, timber framed and half glazed door gives access to: -

Kitchen

Having a range of matching base and wall units with laminated work surfaces over, single drainer one and quarter stainless steel sink unit with chrome mixer tap over, integrated fan assisted electric oven, four burner gas hob with extractor fan over, stainless steel splashback to the cooking area, mosaic tiled splashbacks, ceramic tiled flooring, plumbing

and space for automatic washing machine, washing machine included in the selling price, panelled ceiling, central heating radiator, single glazed window to the rear to the rear, half glazed door giving access to the enclosed rear garden.

First Floor Landing

Having carpeted flooring, loft access.

Bedroom One

Having single glazed window to the front elevation, carpeted flooring, double door fronted airing cupboard housing hot cylinder and slatted shelving for ease of linen storage, walls finished with picture rail, coving to the ceiling, central heating radiator.

Bedroom Two

Single glazed window to the rear elevation, carpeted flooring, central heating radiator.

Shower Room

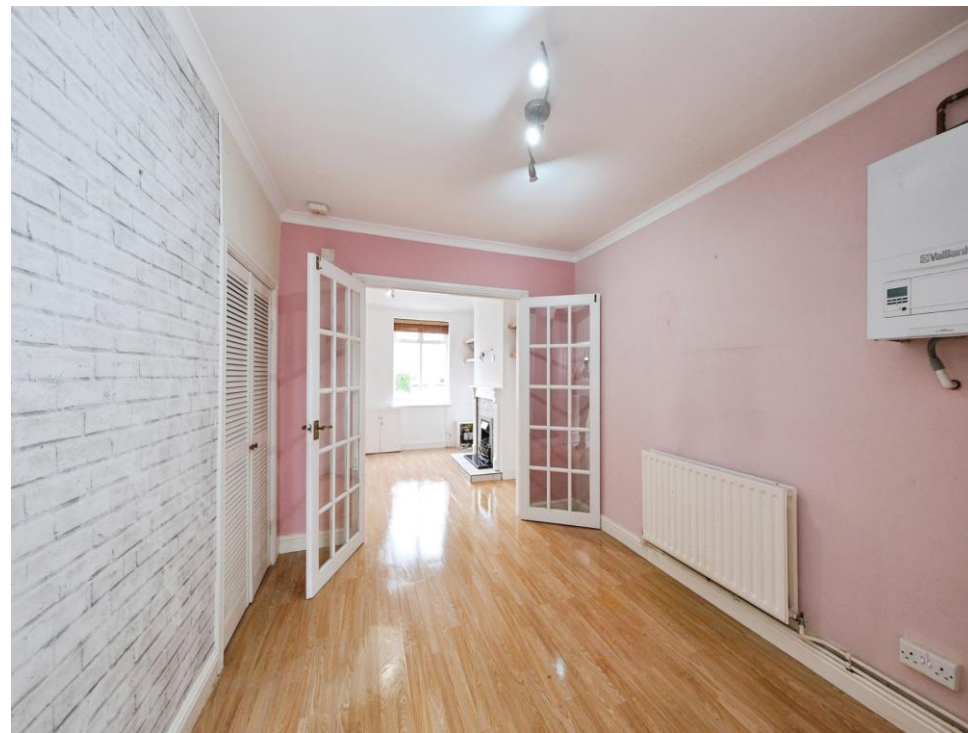
Having a three piece white suite comprising of glazed shower cubicle with Triton electric shower over, pedestal wash hand basin with chrome mixer tap over, low level wc, fully tiled walls, panelled ceiling, single glazed opaque window to the rear elevation, central heating radiator, ceramic tiled flooring.

Outside

To the rear of the property is a private enclosed garden which lovely feature wall to one side and fencing to the opposite side, timber gate to the rear, low maintenance garden with a paved patio, slate chipped area, established shrubs, paved circular patio, gate at the end of the garden leads to a rear path then on to a useful brick storage shed having light and power a window and pitched roof this could be repurposed as a laundry room, home gym, home office, etc as is a

really good size.









Total floor area 53.6 m² (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205998 - 0009

Tenure:Freehold EPC Rating: D Council Tax Band: B

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