



CURRAN
BIRDS
+ CO

Howe Street
Derby
£165,000



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



IDEAL FIRST TIME BUY - A well-presented and improved traditional end-terraced home, offering two double bedrooms and situated in this ever-popular location just off Slack Lane. Conveniently positioned within the sought-after Ashbourne Road area of Derby, the property is close to several University of Derby sites, the Royal Derby Hospital and Derby city centre.

The property benefits from gas central heating and double glazing throughout, and briefly comprises: entrance hallway, lounge, dining room, and a well-appointed kitchen. To the first floor, the landing leads to two double bedrooms, with the contemporary bathroom accessed via the principal bedroom.

Outside, there is an enclosed rear garden featuring a patio area, planting beds, and walled and fenced boundaries.





The Detail

The property is accessed via a side uPVC glazed doorway leading into the entrance hallway, which provides access to the cellar, lounge, and dining room. The lounge features windows to the front and side elevations, grey wood-grain effect flooring, and a wall-mounted fireplace with electric fire. The dining room is positioned to the rear of the property and includes dual-aspect windows, stairs leading to the first floor, and an open archway through to the kitchen.

The kitchen is fitted with a range of maple-effect wall and base units with granite-effect work surfaces, metro-style tiled splashbacks, and space for appliances including a washing machine and electric cooker. A double-glazed door provides access to the rear garden.

To the first floor are two bedrooms and the bathroom. Bedroom two is located to the front of the property and benefits from windows to the front and side elevations. The primary bedroom includes built-in storage cupboards and access to the en-suite bathroom, which is fitted with a white three-piece suite and shower over the bath.

Outside, the enclosed rear garden has been designed for ease of maintenance and includes seating areas, raised planting beds and gated side access onto Howe Street.







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The Location

Howe Street enjoys a highly convenient setting just off Ashbourne Road, moments from Derby City Centre. The location offers easy access to the University of Derby, making it particularly appealing to professionals, students and investors alike. Local amenities are plentiful, with independent cafés, supermarkets, and everyday conveniences all close by.

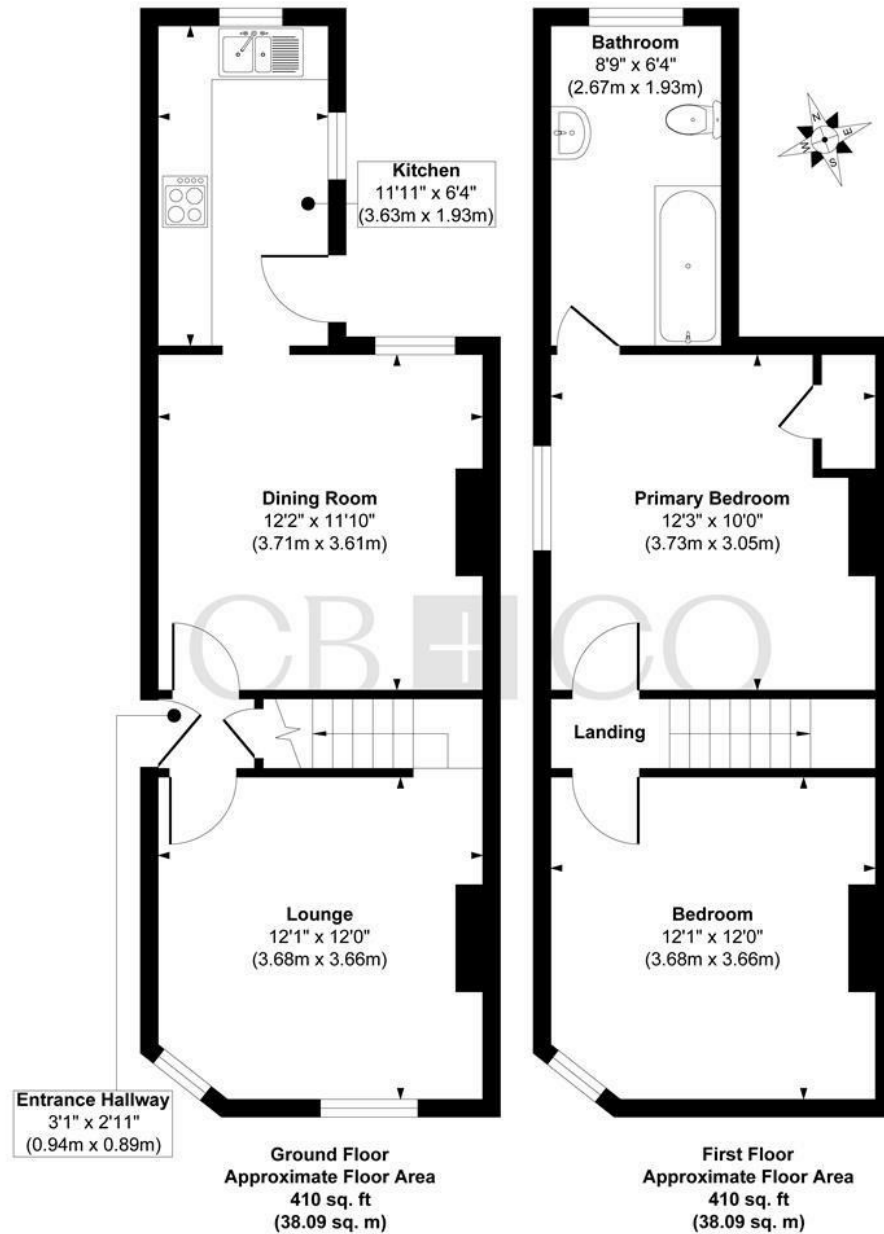
Residents enjoy a rich mix of nearby attractions such as the popular Markeaton Park, offering open green spaces, walking trails, park runs and a range of recreational facilities.

The property is also within easy reach of Friar Gate, known for its excellent choice of restaurants, lively bars and relaxed dining venues. This prime position combines the energy of city living with a comfortable, community feel—ideal for those seeking accessibility without compromise.





Howe Street, Derby



The Particulars

- Well Presented Traditional End Terraced Home
- Stylish Presentation & Comprehensively Upgraded
- Ideal First Time Buy or Investment
- Entrance Hallway, Lounge & Separate Dining Room
- Well Appointed Kitchen
- Two Double Bedrooms & Contemporary Bathroom
- Enclosed Rear Garden
- Popular Ashbourne Road Area - Close to Several Derby University Sites
- Easy Access to Derby City Centre & The Royal Derby Hospital
- No Chain Involved

Size

Approx 820.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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