

2 Bed House - Semi-Detached

£145,000

 Jackson Street, Derby, DE22 3SA



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Take the video tour of this delightful, comprehensively improved end of terrace home occupying a popular cul de sac position in this sought after locality within walking distance of the City Centre, ideal for the first time buyer or investor. A full inspection will reveal a sizeable tastefully decorated property of immense charm and character benefiting from gas central heating (recently refitted boiler) and double glazing. In brief; sizeable open plan through lounge / dining room, well equipped refitted kitchen. On the first floor a landing leads to two double bedrooms and family bathroom with four piece white suite. Outside is a well maintained established rear garden. The property is sold freehold. Energy rating F. Council tax band A.

Dining Room 12'4 x 11'2 (3.76m x 3.40m)



Having laminated wood effect floor, UPVC opaque double glazed entrance door, dado rail, radiator, coving to ceiling, BT connection point, UPVC double glazed window to front aspect, staircase to first floor and arch way to:-



Sitting Room 13'2 x 11'1 (4.01m x 3.38m)



Having feature natural oak fire surround with marble hearth and matching back plate, recessed electric coal effect living flame fire, laminated wood effect floor, television connection point, radiator, dado rail, coving to ceiling, two double wall light points, UPVC double glazed French doors to rear aspect and door leading to:-



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Fitted Kitchen 13'3 x 6'4 (4.04m x 1.93m)



Having a range of modern white shaker style fitted wall, base and drawer units with matching eye level glass display cabinets, black granite effect laminated rolled edge working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, integrated wine rack, ceramic tiled floor, free standing four burner gas cooker, space and plumbing for automatic washing machine, space for dryer and fridge freezer, recently refitted wall mounted combination gas boiler providing instant domestic hot water and gas central heating, radiator and UPVC double glazed windows to side and rear aspects.



First Floor Passage Landing

With access to roof space and radiator.

Bedroom One 14'9 x 8'5 (4.50m x 2.57m)



Plus recess. Having recessed wardrobe area, double radiator, coving to ceiling and UPVC double glazed window to front aspect.



Bedroom Two 10'7 x 8'4 (3.23m x 2.54m)



Having double radiator, coving to ceiling and double glazed window to rear aspect.



Bathroom



Having modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin, panelled bath and shower cubicle with mains fed shower, complimentary ceramic tiled splash backs, white enamel heated towel rail and UPVC opaque double glazed window to rear aspect.



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Outside



The property occupies a delightful position, close to Derby City centre. The rear garden is enclosed by brick walling, together with newly fitted close panel fencing and is laid to a shaped lawn with Cotswold style patio area and pathway, gated side access and security lighting.



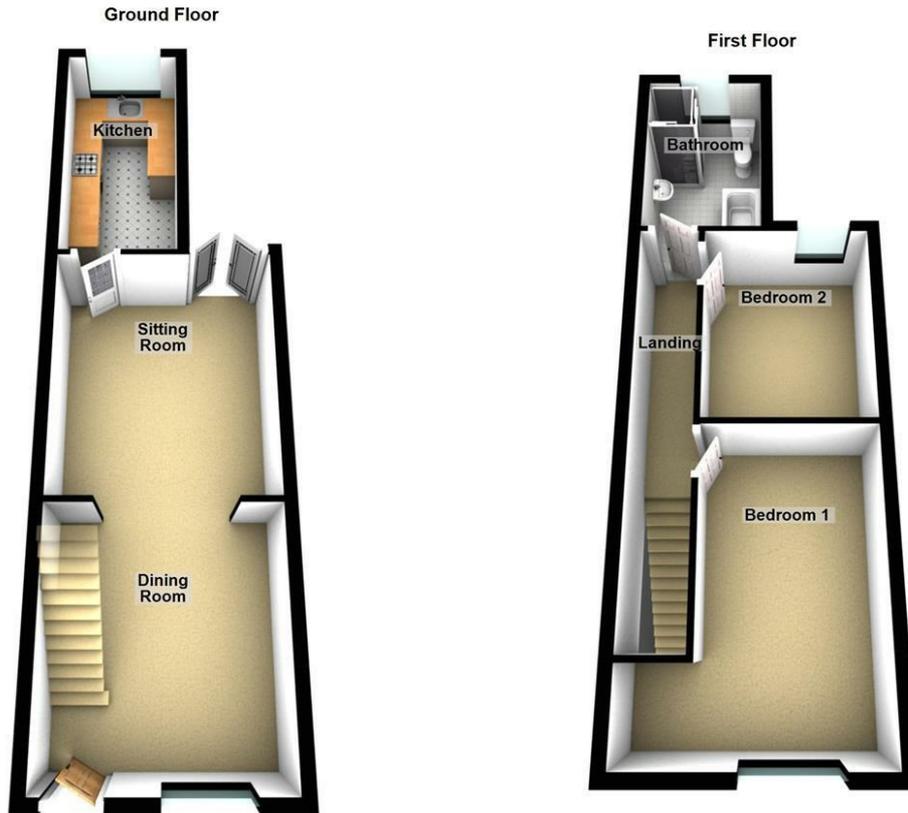
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		
England & Wales		34	77

EU Directive 2002/91/EC

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