

FINSBURY AVENUE, DERBY

PRICE £230,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO FINSBURY AVENUE

IMMACULATELY PRESENTED THREE-BEDROOM END-TOWNHOUSE – FULLY MODERNISED THROUGHOUT – IDEAL FIRST-TIME BUY

This well-presented three-bedroom end-townhouse offers an excellent opportunity for first-time buyers, couples and small families looking to purchase a home that is ready to move into. Fully modernised throughout and benefiting from recently fitted carpets, the property provides a fresh, well-maintained interior alongside practical accommodation and a generous rear garden.

The ground floor features a welcoming entrance hall, a comfortable lounge and an open-plan kitchen/diner, creating a sociable layout suited to modern living. The kitchen is fitted with traditional Shaker-style units, a range of integrated appliances and UPVC French doors opening directly onto the rear garden, providing an appealing connection between indoor and outdoor spaces.

Upstairs, there are three bedrooms, including two particularly generous doubles, together with a well-appointed family bathroom. Externally, the property benefits from a driveway providing off-road parking, an enclosed front garden and a spacious rear garden with lawn and patio areas. Conveniently located for local schooling, Markeaton Park, the University of Derby and Derby Royal Hospital, this property represents an appealing purchase for those seeking a modernised home in a convenient Derby location.

THE DETAIL

The Detail
Upon entering the property, the entrance hall provides a welcoming introduction, featuring a UPVC entrance door with an obscure-glazed side window, mosaic-tile flooring, a contemporary radiator and a useful understairs storage cupboard. The hallway leads through to the front-facing lounge, which provides a comfortable space to relax and benefits from a radiator. The open-plan arrangement continues through to the kitchen/diner, creating a sociable environment ideal for everyday living and entertaining.

The kitchen is fitted with Shaker-style units, complemented by tiled splashbacks and recessed lighting. A Belfast sink with mixer tap adds character, while the cooking facilities include a hob, extractor and double oven with grill. Integrated appliances comprise a fridge freezer, dishwasher and washing machine, offering convenience and helping to maximise the available space. A contemporary wall-mounted radiator adds to the finish, while UPVC French doors provide direct access to the rear garden and allow natural light to enter the dining space.

To the first floor, the landing benefits from a side-facing UPVC window and provides access to the loft. There are three bedrooms in total, including two particularly good-sized doubles. The front-facing double bedroom benefits from two UPVC windows and a contemporary radiator, while the second double bedroom overlooks the rear. The third bedroom is positioned at the front and features useful understairs storage, offering flexibility for use as a bedroom, nursery or home office.

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The family bathroom comprises a three-piece suite, including a panel bath with an electric shower over, a washbasin with mixer tap and storage drawers, and a heated towel radiator.

Outside, the property sits well back from the road, with a front driveway providing off-road parking alongside an enclosed lawned garden with panel fencing. The generous rear garden features a lawn, paved patio and brick-built storage store, enclosed by panel fencing to provide a practical outdoor space for relaxing and entertaining.

Conveniently situated in Derby, the property is within a very short walk of a local primary school and offers easy access to Markeaton Park, ideal for outdoor recreation and family activities. The University of Derby and Derby Royal Hospital are also readily accessible, making this an appealing location for families, professionals and first-time buyers alike.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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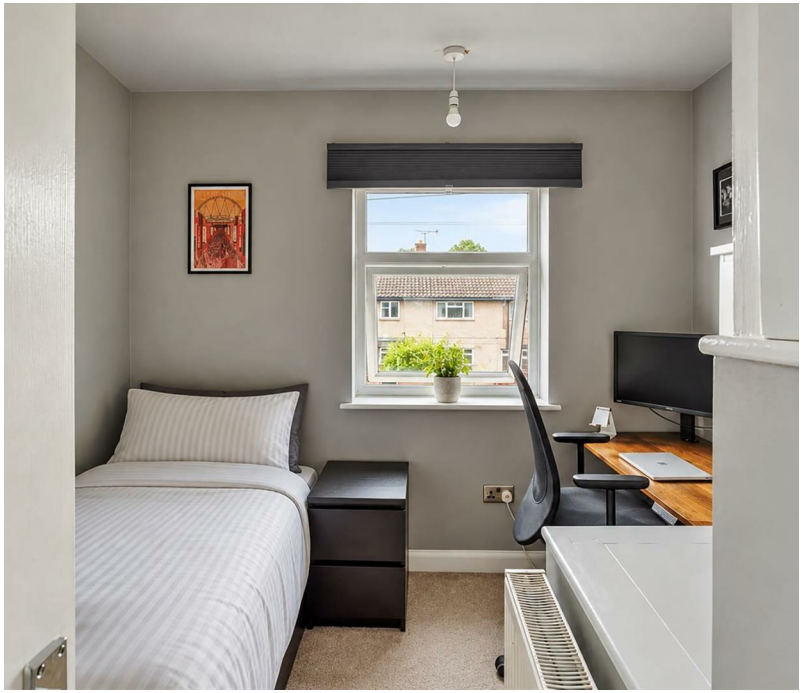





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Kitchen Notes







Finsbury Avenue



Ground Floor
Approximate Floor Area
440 sq. ft
(40.96 sq. m)

First Floor
Approximate Floor Area
440 sq. ft
(40.96 sq. m)

Approx. Gross Internal Floor Area 880 sq. ft / 81.92 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

880.00 sq ft

EPC RATING

COUNCIL TAX BAND

A

- Three-Bedroom End-Townhouse, Ideal For First-Time Buyers
- Fully Modernised Throughout, With Recently Fitted Carpets
- Front-Facing Lounge Open Plan To The Kitchen/Diner
- Kitchen/Diner With Shaker-Style Units And Recessed Lighting
- UPVC French Doors Opening Onto The Rear Garden
- Three Bedrooms, Including Two Generous Doubles
- Family Bathroom With Bath, Electric Shower And Heated Towel Radiator
- Enclosed Rear Garden With Lawn, Patio And Brick-Built Storage
- Front Driveway, Enclosed Lawn And Set-Back Position
- Close To A Primary School, Markeaton Park, Derby University And Royal Hospital

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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