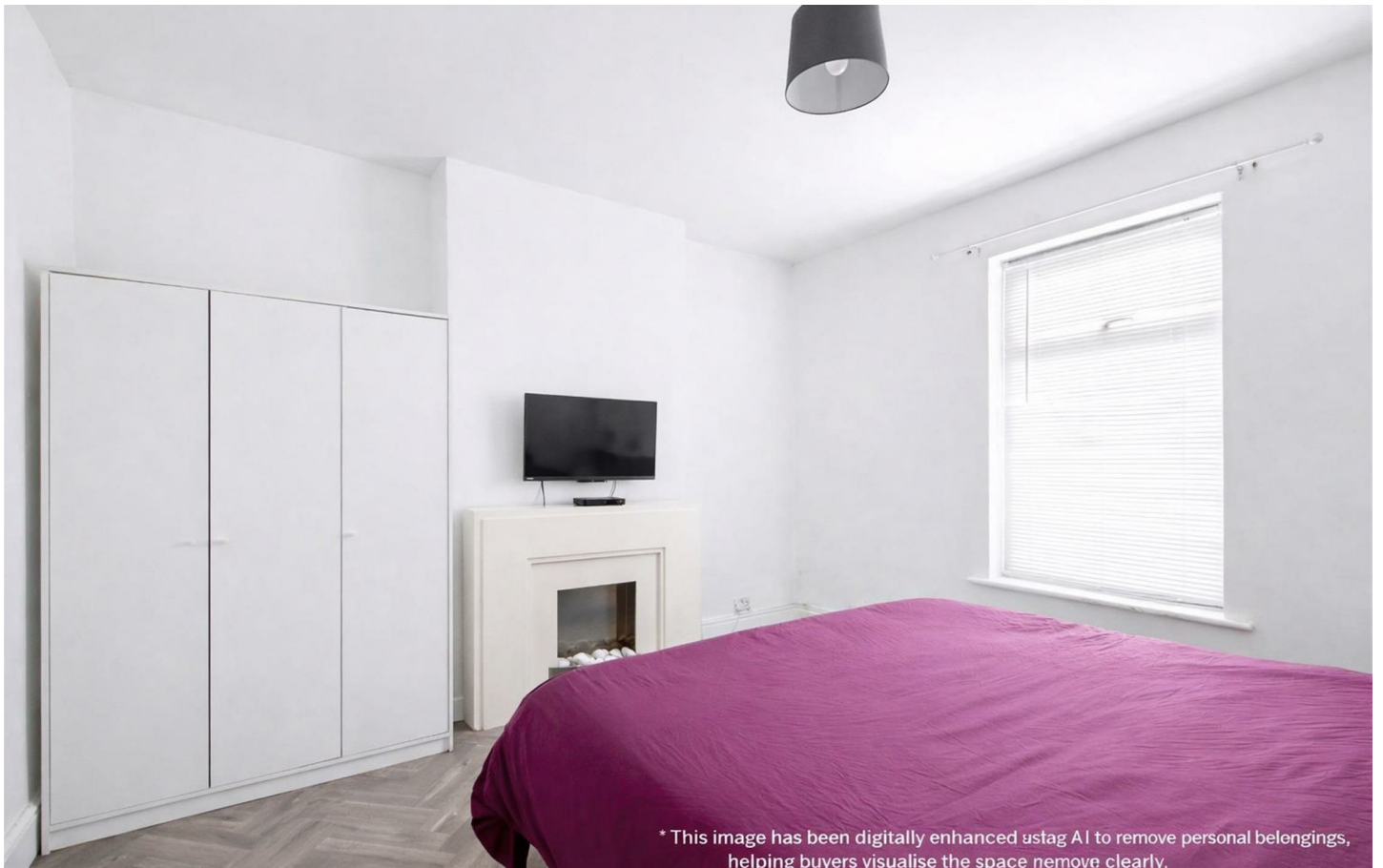




Deadmans Lane,
, Derby
DE24 8WE

£175,000 Freehold



End of Terrace Property Converted into Two Self-Contained Dwellings

This end of terrace property, which has been thoughtfully converted into two self-contained dwellings, presents a versatile and attractive opportunity for investors or buyers seeking flexible accommodation. The property is conveniently situated within a well-established residential area, close to a wide range of local amenities, including shops, parks, and schools, making it ideal for tenants and owner-occupiers alike.

The first dwelling is a well-proportioned two-bedroom house, offering modern and practical living accommodation throughout. The ground floor features a bright and spacious open-plan reception room flowing into a kitchen diner, creating an ideal space for everyday living and entertaining. The layout is further enhanced by useful built-in storage cupboards and access to a private rear courtyard-style garden, providing a low-maintenance outdoor area perfect for relaxing or entertaining.

To the first floor are two generous double bedrooms, offering comfortable and flexible living space, along with a three-piece family bathroom finished in a practical and contemporary style.

The location is a key benefit, with the property positioned close to a variety of local shops, green spaces, and well-regarded schools. Excellent transport links are also nearby, providing easy access to the A52, M1, and surrounding areas, making this an ideal location for commuters.

A well-located and versatile property offering strong long-term potential — early viewing is recommended.



One Bedroom Flat

Lounge/Diner

Hallway

Bedroom One

Bathroom

Two Bedroom House

Entrance Hallway

UPVC entrance door to the front elevation

Lounge

12'5" x 12'5" approx (3.807 x 3.785 approx)

Tiled flooring, UPVC double glazed window to the front elevation, wall mounted radiator, understairs storage, opening through to the kitchen.

Kitchen

13'1" x 7'6" approx (4.01 x 2.31 approx)

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, integrated oven with hob over and extractor hood above, space and point for a fridge freezer, UPVC double glazed windows to the side and rear elevations, UPVC double glazed access door to the side elevation.

First Floor Landing

Carpeted flooring, doors leading off to:

Bedroom One

12'3" x 12'1" approx (3.739 x 3.688 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, electric fire.

Bathroom

Laminate flooring, UPVC double glazed windows to the rear and side elevations, tiled splashbacks, handwash basin, WC, bath with shower attachment, heated towel rail.

Bedroom Two

9'4" x 12'8" approx (2.855 x 3.863 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, storage cupboard, wall mounted radiator.

Rear of Property

To the rear of the property there is an enclosed rear courtyard style garden.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Derby

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

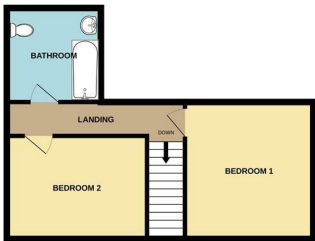




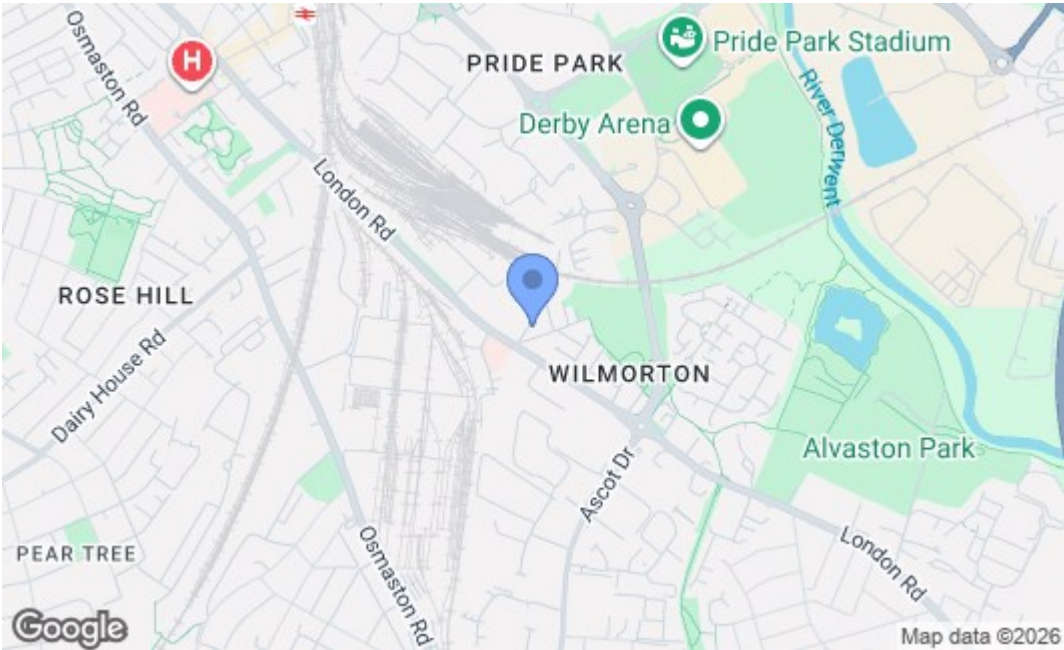
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.