

CURRAN BIRDS + CO

Longford Street

Off Kedleston Road, Derby

Offers in excess of: £170,000

CURRAN BIRDS + CO

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



EXCITING POTENTIAL – A traditional three-bedroom semi-detached home requiring a degree of modernisation and offering excellent scope for improvement. The property is situated in this highly sought-after and convenient location just off Kedleston Road, close to the University of Derby and within easy reach of Derby city centre. It would be ideally suited to a first-time buyer, young couple or family.

The accommodation retains a traditional layout and briefly comprises an entrance hallway, fitted kitchen, lounge with bay window and open-plan access to the dining room. To the first floor, the landing provides access to three bedrooms and a shower room.

Externally, there is a small foregarden with gated access, along with a generous enclosed rear garden featuring a brick-built outbuilding. The property also benefits from an on-street permit parking scheme.







The Detail

The property is entered through an open storm porch with quarry tiled flooring and a feature brick archway, leading into the entrance hallway with staircase to the first floor and useful understairs storage. There are doors off the hallway giving access to the dining room and kitchen.

The dining room enjoys a rear aspect and feature fireplace with freestanding gas fire, opening through an archway into the front lounge with bay window, marble hearth, and access through to the rear garden. The kitchen is compact and well arranged, fitted with white fronted units, laminated work surfaces, stainless steel sink, and space for appliances, with a door opening to the side pathway giving access to the rear garden.

Upstairs, the landing leads to three bedrooms, including a spacious primary bedroom with built-in wardrobes and bay window. A practical wet room style shower room completes the accommodation.

Externally, the property has a small foregarden with paved areas, planting beds and decorative fencing and gateway. There is gated access to an enclosed rear garden with paved areas, planting beds and a brick built outbuilding.







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The Location

The property is situated in this highly sought after location off Kedleston Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park. Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and a shops including a post office.

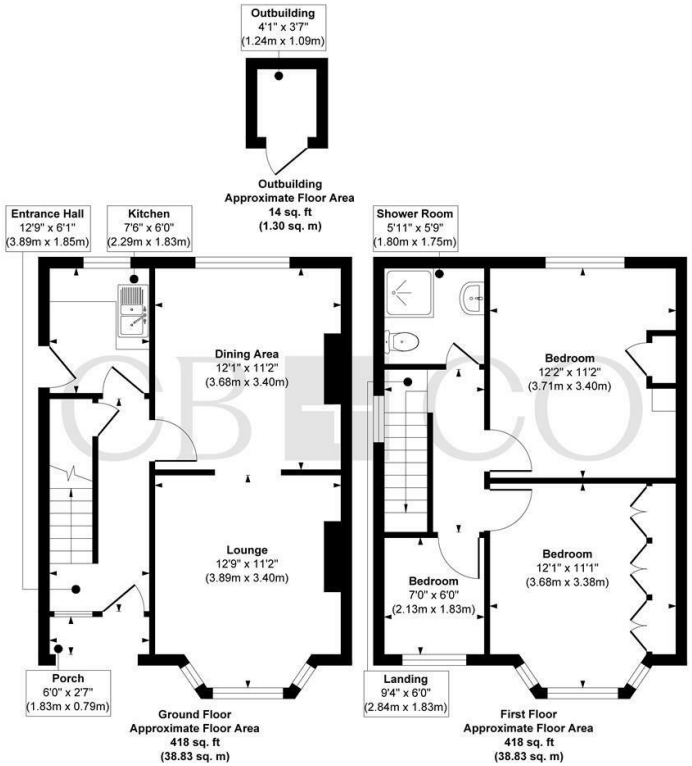
Educational facilities close to hand, there are a number of infant, primary and secondary schools close by.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.





Longford Street, Off Kedleston Road, Derby



Approx. Gross Internal Floor Area 850 sq. ft / 78.96 sq. m (Including Outbuilding)

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

Produced by Elements Property

The *Particulars*

- Traditional Semi-Detached Home
- Exciting Potential - Requires Modernisation
- Ideal First Time Buy - Sought after Location Off Kedleston Road
- Gas Central Heating & Double Glazing
- Open Porch, Entrance Hallway & Fitted Kitchen
- Open Plan Lounge & Dining Room
- Three Bedrooms & Shower Room
- Frontage, Enclosed Rear Garden & Brick Built Outbuilding
- Close to Markeaton Park & Darley Park
- No Chain

Size

Approx 836.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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