



## 5 Pittar Street, Derby, DE22 3UN

**£120,000**



Offered for sale with no chain and immediate vacant possession is this two bedroom, two reception room mid terrace located off Abbey Street close to the city centre.



# 5 Pittar Street, Derby, DE22 3UN

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The gas centrally heated and UPVC double glazed accommodation comprises, lounge, inner lobby with access to a cellar, dining room and kitchen, two first floor bedrooms and bathroom.

Externally there is street parking, gated rear access to a private enclosed yard.

Located just off Abbey Street and close to Uttoxeter Road, ease of access can be found into the city centre, Royal hospital and A38.

The property has been successfully rented for a number of years and is now offered for sale with no chain and immediate vacant possession.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

11'5" x 10'11" (3.48m x 3.33m)

Entering the property through a UPVC double glazed front door, front facing UPVC double glaze window, built-in shelving, fireplace, moulded cornices, central heating.

#### INNER LOBBY

With access to cellar.

#### DINING ROOM

12'4" x 10'11" (3.76m x 3.33m)

A second spacious reception room with stairs leading to the first floor, rear facing UPVC double glazed window, radiator, access into:

#### KITCHEN

7'11" x 6'5" (2.41m x 1.96m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for an undercounter fridge and washing machine, wall mounted combination boiler providing domestic hot water and gas central heating, UPVC double glazed window and door.

### FIRST FLOOR

#### LANDING

A passaged landing with access to all first floor rooms, radiator.

#### BEDROOM ONE

11'5" x 10'11" (3.48m x 3.33m)

A comfortable double bedroom having a front facing UPVC double glazed window, radiator.

#### BEDROOM TWO

12'5" x 8' (3.78m x 2.44m)

A further generous bedroom having a built-in cupboard with hanging rails and shelving, rear facing UPVC double glazed window, radiator.

#### BATHROOM

7'11" x 6'5" (2.41m x 1.96m)

Appointed with a white three-piece suite comprising an enamel bath with a mains chrome shower over, wash hand basin and low-level WC, vinyl flooring, UPVC double

glazed window, two fitted bathroom cabinets, radiator.

### **OUTSIDE**

Externally there is street parking, gated rear access to a private enclosed yard.



