

Taylor Street, Derby. DE24 8WP

£139,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this charming and generously proportioned Victorian mid-terrace home, ideally positioned close to a wide range of local amenities and excellent transport links. Beautifully presented throughout, the property offers an inviting living room and a spacious kitchen/dining room, perfect for both everyday living and entertaining. A rear hallway leads to a modern ground-floor shower room.

To the first floor, a well-appointed landing gives access to two generous double bedrooms, both benefitting from ample space and natural light. Externally, the home enjoys an attractive frontage and a low-maintenance enclosed rear yard, providing a private outdoor area ideal for relaxation.

Situated in a highly sought-after location popular with first-time buyers and young professionals, this delightful home is sure to attract strong interest, and early viewing is highly recommended.

FEATURES

- Mid Terraced House
- 2 Double Bedrooms
- Modern Decor Throughout
- Fitted Kitchen
- Modern Shower Room
- Convenient Access To Derby City & Pride Park
- Ideal First Time Buy
- No Chain
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Living Room

Entered via a uPVC entrance door from the front elevation, featuring a wall-mounted radiator, decorative coving and ceiling rose, TV point, and a double-glazed window to the front.

Kitchen/Diner

Fitted with a range of matching wall and base units with roll-top wood-effect work surfaces, incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Further benefits include under-counter plumbing for a washing machine, space for a fridge/freezer, integrated electric oven with gas hob and extractor canopy above, wood-effect flooring, staircase rising to the first-floor landing with useful understairs storage, wall-mounted radiator, wall-mounted gas combination boiler, and a double-glazed window to the rear elevation.

Rear Hallway

Connecting the kitchen to the bathroom, with a double-glazed rear door providing access to the garden.

Ground Floor Shower Room

A modern suite comprising a low-flush WC, slimline vanity unit with wash hand basin, and a large shower enclosure with mains-fed shower. Double-glazed obscured window to the side elevation, vinyl floor covering and wall-mounted radiator.

First Floor

Landing

Accessed via the kitchen, with internal doors leading to both bedrooms.

Bedroom 1

A generous double room with double-glazed window to the front elevation, wall-mounted radiator and ample space for bedroom furniture.

Bedroom Two

A second double bedroom with double-glazed window to the rear elevation and wall-mounted radiator.

External

Outside

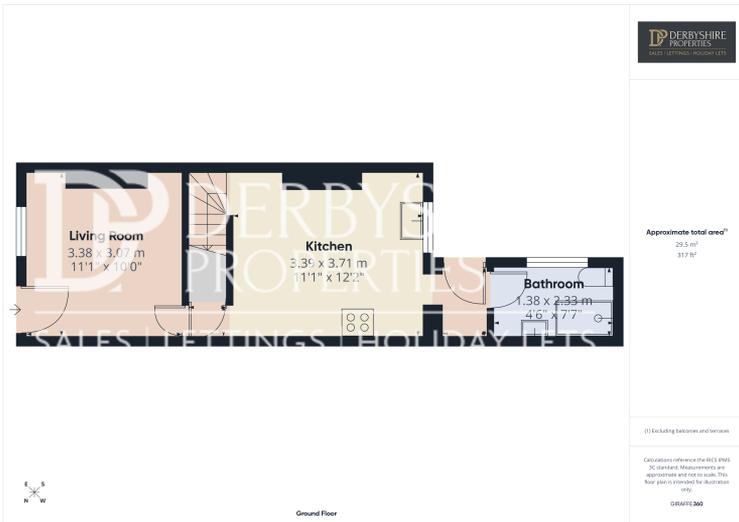
To the rear of the property is a low-maintenance concrete yard, enclosed by timber panel fencing, offering a private outdoor space.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	