



## 29 Manchester Street, Derby, DE22 3GD

**£164,950**



Situated in the heart of Derby, this is a well presented two bedroom mid terrace house which benefits from gas central heating and double glazing.



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## DIRECTIONS

Leave Derby city centre along Ashbourne Road and turn left onto Surrey Street. Take the first right onto Manchester Street where the property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises a lounge, inner lobby with access to cellar and dining room with open plan access to kitchen with integrated appliances. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a garden to the rear which is overlooked by a decked patio area and to the front there is on street permit parking.

Manchester Street is a highly sought after residential location owing to its close proximity to the centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The house is a short distance from the delightful Markeaton park which offers superb countryside walks and is within walking distance of the university.

This property would ideally suit a first time buyer or investment purchaser and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through front door into:

### LOUNGE

11'10" x 11'5" (3.61m x 3.48m)

With double glazed window to the front elevation and feature fireplace with log burning stove (not operational) and radiator.

### INNER LOBBY

With access to:

### CELLAR

With power and light.

### DINING ROOM

12' x 11'11" (3.66m x 3.63m)

With feature fireplace enclosing a coal effect gas fire, double glazed window to the rear elevation, staircase leading to the first floor and radiator. Open plan access to:

### KITCHEN

8'2" x 6'1" (2.49m x 1.85m)

With a range of work surface/preperation areas, wall and base cupboards and an integrated electric oven, electric hob and extractor over. The kitchen has a sink unit beneath a double glazed window over looking the rear elevation and there is a double glazed door to the rear elevation and space for a washing machine.

## TO THE FIRST FLOOR

### LANDING

With access to the loft.

### BEDROOM ONE

11'10" x 11'5" (3.61m x 3.48m)

With double glazed window and radiator.

### BEDROOM TWO

11'9" x 9' (3.58m x 2.74m)

With double glazed window, useful storage cupboard and radiator.

### BATHROOM

8'2" x 6' (2.49m x 1.83m)

With low level WC, pedestal wash hand basin and bath with shower over the bath and glazed screen, complementary tiling, frosted double glazed window and wall mounted boiler providing domestic hot water and central heating.

### OUTSIDE

A particular feature of the property is the garden to the rear which boasts a decked

patio area with steps leading up to a further garden area with raised beds.

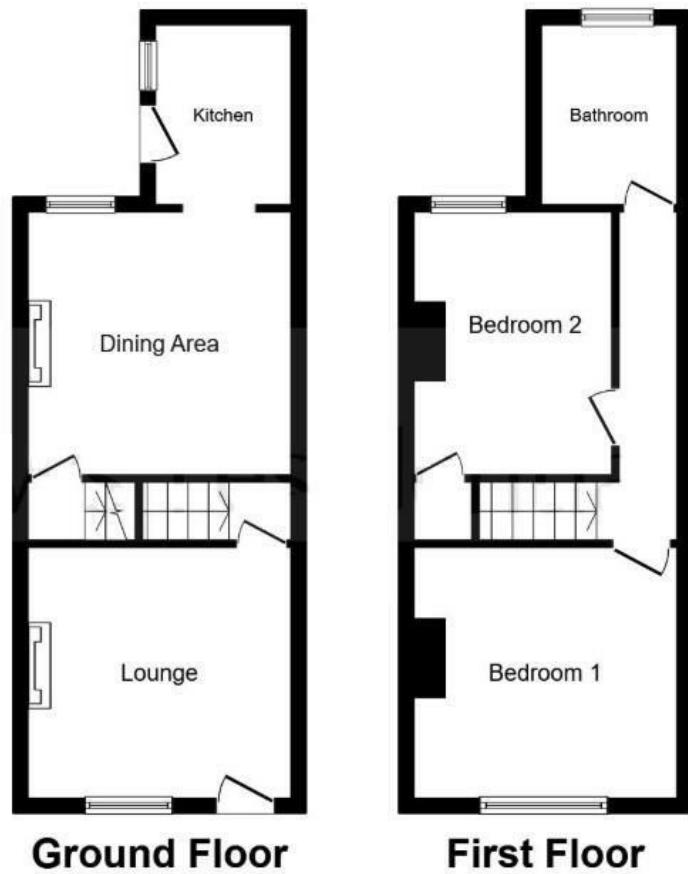
The property has on street parking to the front and shared gated access to the rear.



## Road Map



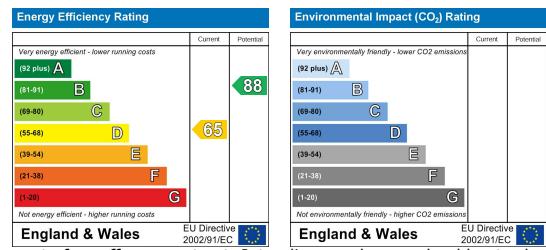
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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