



32 Buller Street, Derby, DE23 6PP

£179,950



Situated in the heart of Normanton, a short walk from shopping facilities and the vibrant city centre, this is a traditional three bedroom semi detached property which requires a full programme of modernisation and improvement.



Retaining many original features, this spacious accommodation briefly comprises an entrance hall, with staircase leading to the first floor, lounge, dining room and kitchen with access to the rear. To the first floor are three good sized bedrooms and a bathroom.

Outside the property benefits from a garden to the rear and to the front there is on street car parking.

Buller Street remains one of Derby's most favoured locations owing to its close proximity to the city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is ideally positioned for ease of access to Burton Road which intern leads to the ring road which gives access to he A50,A52 and M1 corridor.

Viewing highly rerecommended.

ACCOMODATION

Entering the property through front door into:

ENTRANCE HALL

With staircase leading to the front door, radiator and understairs storage cupboard with meter boxes.

LOUNGE

11'10" x 13'7" (3.61m x 4.14m)
(Measurement taken to the centre of the bay window)
With walk in double glazed bay window overlooking the front elevation and radiator.

DINING ROOM

10'4" x 13'1" (3.15m x 3.99m)
With double glazed window to the rear elevation and radiator.

KITCHEN

9'5" x 6'9" (2.87m x 2.06m)
With double glazed window, door leading to the rear and wall mounted boiler.

TO THE FIRST FLOOR

LANDING

With double glazed frosted window.

FRONT BEDROOM ONE

11'1" x 10'9" (3.38m x 3.28m)
With double glazed window and radiator.

BEDROOM TWO

10'6" x 13'1" (3.20m x 3.99m)
With double glazed window and radiator.

BEDROOM THREE

6'10" x 9'5" (2.08m x 2.87m)
With double glazed window.

BATHROOM

5'11" x 7'7" (1.80m x 2.31m)
With low level WC, pedestal wash hand basin and bath, frosted double glazed window, radiator and complementary tiling.

OUTSIDE

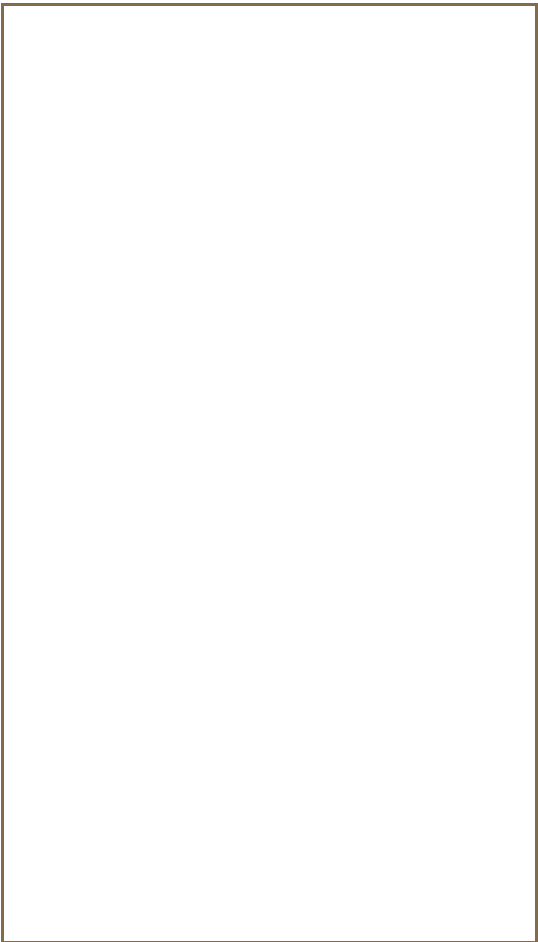
Outside the property benefits from an enclosed garden to the rear and two outhouses.

To the front the house has a small fore garden area.

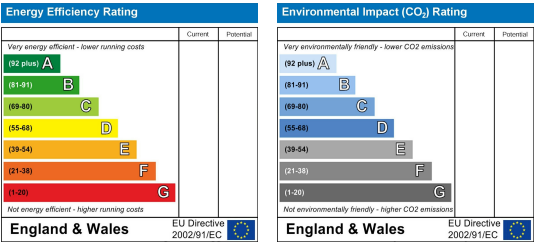
Area Map



Floor Plans



Energy Efficiency Graph



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