



81 Dean Street, Derby, DE22 3PU

£110,000



A two bedroom mid-terrace formally a successful rental investment now ready for general improvement and modernisation attractively offered for sale with no upward chain and immediate vacant possession.



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The gas centrally heated and UPVC double glazed accommodation comprises, lounge, dining room with open plan access into a two compartment kitchen, usefully there is a side door into the shared external passage. To the first floor a passaged landing leads into two genuine double bedrooms and large bathroom.

Externally there is on-street parking, front to rear shared and gated passage leading into a small yard with side storage area.

Dean Street is located in this predominately terraced area between Abbey Street and Uttoxeter Road having good access into the city centre, Royal Hospital, Littleover village and surrounding industry.

An ideal rental investment or improvement project.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'3" x 11'1" (3.43m x 3.38m)

Entering the property through a UPVC double glazed door with a window above into a traditional lounge area also with a front facing UPVC double glazed window, fireplace, built-in cabinet and shelving, radiator.

INNER LOBBY

With useful stairs store cupboard.

DINING ROOM

11' x 10'11" (3.35m x 3.33m)

With open plan access into the kitchen, laminate floor covering, UPVC double glazed window, stairs to the first floor, radiator.

KITCHEN

8'5" x 6'3" (2.57m x 1.91m)

Appointed with a range of kitchen units, laminate work surfaces, stainless steel sink and drainer, twin UPVC double glazed windows, side UPVC double glazed door.

SECOND KITCHEN AREA

6'5" x 6'1" (1.96m x 1.85m)

Being an extension of the kitchen having a further range of fitted kitchen units, laminate work surfaces, electric cooker, space for an upright fridge freezer and further appliances.

FIRST FLOOR

LANDING

With independent access into all first floor rooms and into the loft.

BEDROOM ONE

14'3" x 11'5" (4.34m x 3.48m)

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

BEDROOM TWO

11'3" x 11'2" (3.43m x 3.40m)

A second generous double bedroom having a rear facing UPVC double glazed window, built-in store cupboard, radiator.

BATHROOM

9'5" x 8' (2.87m x 2.44m)

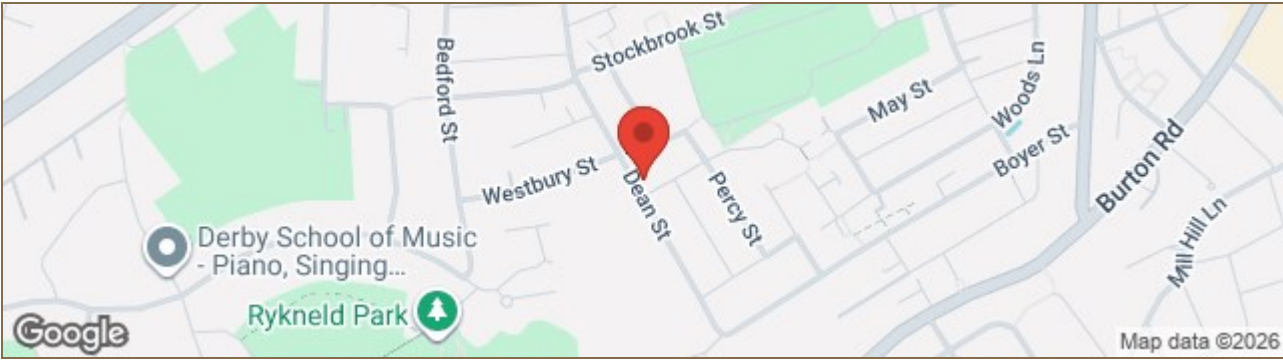
A spacious bathroom comprising bath with electric shower over and screen, wash handbasin sat on a vanity unit and low-level WC, vinyl flooring, UPVC double glazed window, a built-in cupboard houses the combination gas boiler, radiator.

OUTSIDE

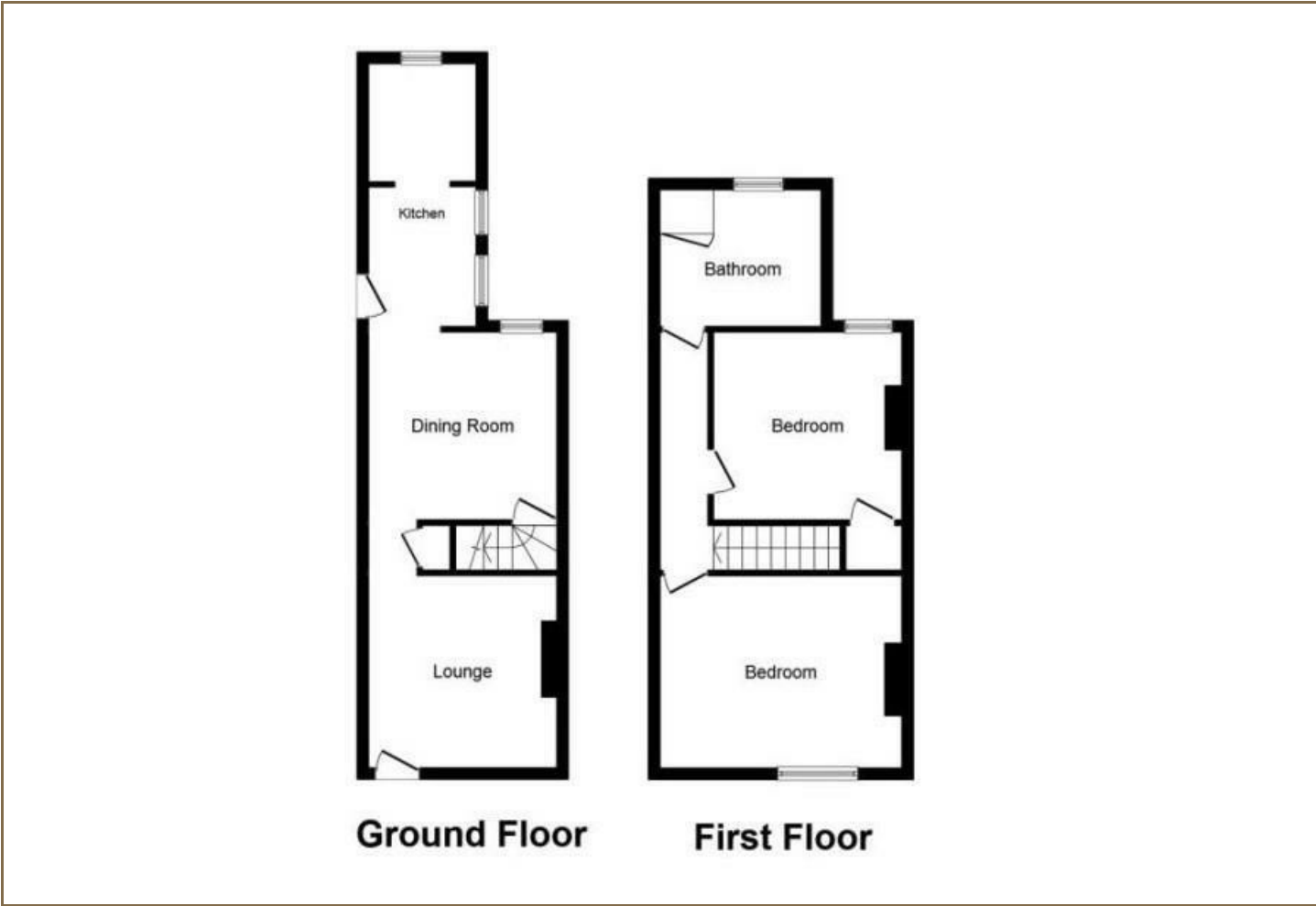
Externally there is on-street parking. Front to rear shared and gated passage leading into a small yard with side storage area.



Road Map



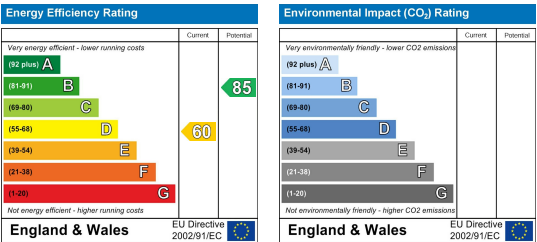
Floor Plan



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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