



51. Commerce Street, Derby, DE24 8TR

£135,000



A much improved two bedroom mid terrace with superb open plan living dining room, modern kitchen and bathroom, located off London Road close to Alvaston park and attractively being offered for sale with no chain.



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The smartly presented interior provides both UPVC double glazed and gas centrally heated accommodation which briefly comprises, open plan living dining room, longer than average fitted kitchen, to the first floor are two bedrooms and longer than average bathroom with shower over bath.

Externally there is street parking and an enclosed, fenced garden to the rear with patio, lawn and gated front access.

The property is very conveniently located for ease of access to Alvaston's many useful shopping amenities, the city centre, Pride Park and Ascot Drive area. There are nearby schools, park and popular public houses.

An ideal first time buy or buy to let investment.

ACCOMMODATION

GROUND FLOOR

Entering the property through a UPVC double glazed front door into:

OPEN PLAN LIVING DINING ROOM

A spacious reception room having laminate flooring throughout and a central staircase with cupboard beneath.

LOUNGE AREA

11'1" x 10'6" (3.38m x 3.20m)

With a built-in cabinet and TV stand, attractive fireplace with inset electric fire and mantle, UPVC double glazed window, inset floor mat, radiator.

DINING AREA

12' x 10'6" (3.66m x 3.20m)

Adjoining the kitchen with ample space for a dining table and chairs, rear facing UPVC double glazed window, chimney breast recess, inset floor mat, radiator.

KITCHEN

12'11" x 6' (3.94m x 1.83m)

Neatly appointed with a fitted range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric cooker with a gas hob, space for further appliances including a washing machine, dishwasher and upright fridge freezer, UPVC glazed door and window, tiled floor, radiator and a wall mounted combination boiler providing domestic hot water and gas central heating.

FIRST FLOOR

LANDING

Passaged with independent access to all first floor rooms.

LOFT

The exceptionally useful loft space is boarded out, well insulated and carpeted and has a folding ladder.

BEDROOM ONE

10'9" x 10'6" (3.28m x 3.20m)

A comfortable double bedroom with attractive wood-stained floorboards, front

facing UPVC double glazed window, wardrobe recess, radiator.

BEDROOM TWO

11'9" x 7'3" (3.58m x 2.21m)

Having a rear facing UPVC double glazed window, radiator.

BATHROOM

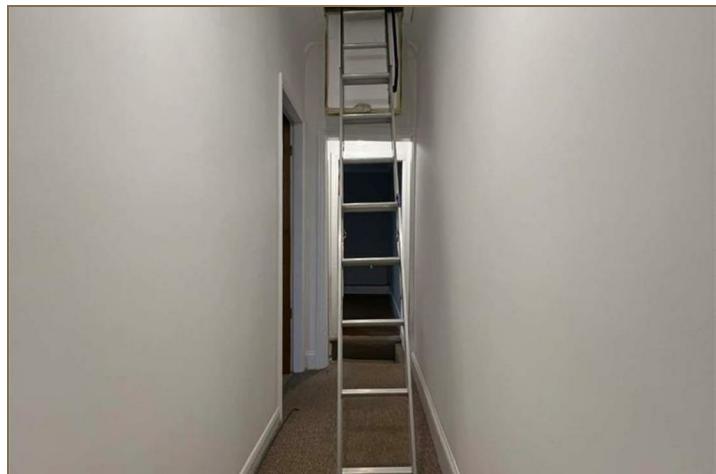
12'9" x 5'11" (3.89m x 1.80m)

A spacious bathroom appointed with a white three piece suite comprising a panelled bath with electric shower over, wash basin and WC, tiled walls, patterned vinyl flooring, UPVC double glazed window, extractor fan, built-in store cupboard, radiator.

OUTSIDE

Externally there is street parking and an enclosed, fenced garden to the rear with patio, lawn and gated front access.



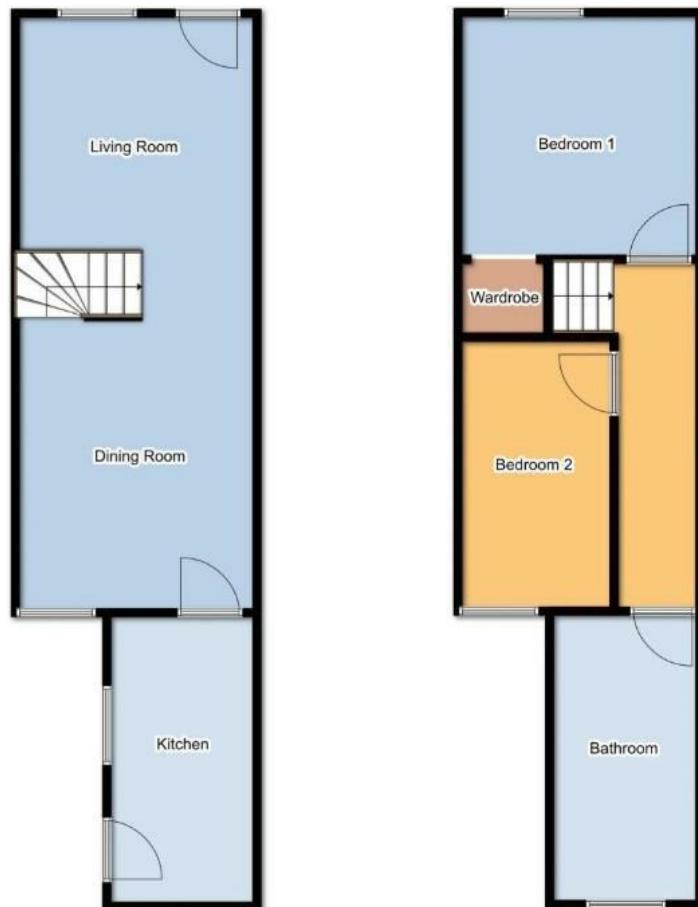




Road Map



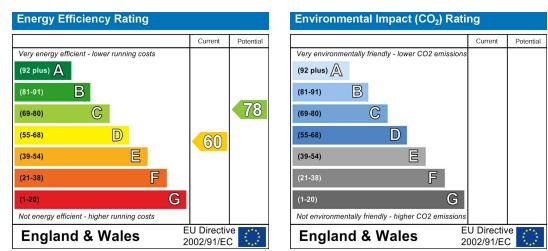
Floor Plan



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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