



## 8 Buchanan Street, Derby, DE1 3BZ

**£190,000**



Positioned extremely conveniently for direct access into the city centre and Darley park is this well presented three bedroom property with garden and driveway. No Chain.



# 8 Buchanan Street, Derby, DE1 3BZ

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The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, lounge, kitchen and dining room. To the first floor are three well proportioned bedrooms, bathroom and separate WC.

Externally there is a front driveway and lawn, to the rear there is an enclosed mature garden with two brick stores and gate to front.

Buchanan Street sits the opposite side of the inner ring road just a short distance from the Cathedral Quarter area of the city centre also with ease of access into the beautiful Darley park and Chester Green.

An ideal family home and highly convenient location offered for sale with immediate vacant possession and no upward chain.

## ACCOMMODATION

### ENTRANCE HALLWAY

Entering the property through a UPVC double glazed front door into a formal hallway area with stairs leading to the first floor and useful storage area beneath, laminate floor covering, radiator.

### LOUNGE

13'4" x 12'8" (4.06m x 3.86m)

A generous reception room having a front facing UPVC double glazed window, laminate floor covering, gas fire and radiator.

### KITCHEN

9'5" x 9'2" (2.87m x 2.79m)

Fitted with a range of base units with matching cupboard doors, laminate work surfaces and tiled walls, additional built-in storage cabinets and drawers, stainless steel sink and drainer, electric oven, gas hob and space for further appliances, side and rear UPVC double glazed windows, door to garden and wall mounted Worcester central heating boiler, radiator.

### DINING ROOM

9'5" x 9'4" (2.87m x 2.84m)

Accessed from the kitchen having a rear facing UPVC double glazed window and radiator.

### FIRST FLOOR

#### LANDING

UPVC double glazed side window and airing cupboard.

#### BEDROOM ONE

11'9" x 10'9" (3.58m x 3.28m)

A generous double bedroom having a front facing UPVC double glazed window built-in cupboard and radiator.

#### BEDROOM TWO

11'2" x 10'6" (3.40m x 3.20m)

A second generous double bedroom having a rear facing UPVC double glazed window and radiator.

## **BEDROOM THREE**

8'11" x 8' (2.72m x 2.44m)

An impressive sized third bedroom having a front facing UPVC double glazed window, bulkhead storage and radiator.

## **BATHROOM**

5'5" x 5'1" (1.65m x 1.55m)

Appointed with a panelled bath having an electric shower over, screen and tiled walls, wash hand basin, tiled floor and walls.

## **SEPARATE WC**

5'6" x 2'9" (1.68m x 0.84m)

Appointed with a low level WC with concealed cistern, wash hand basin, tiled floor and UPVC double glazed window.

## **OUTSIDE**

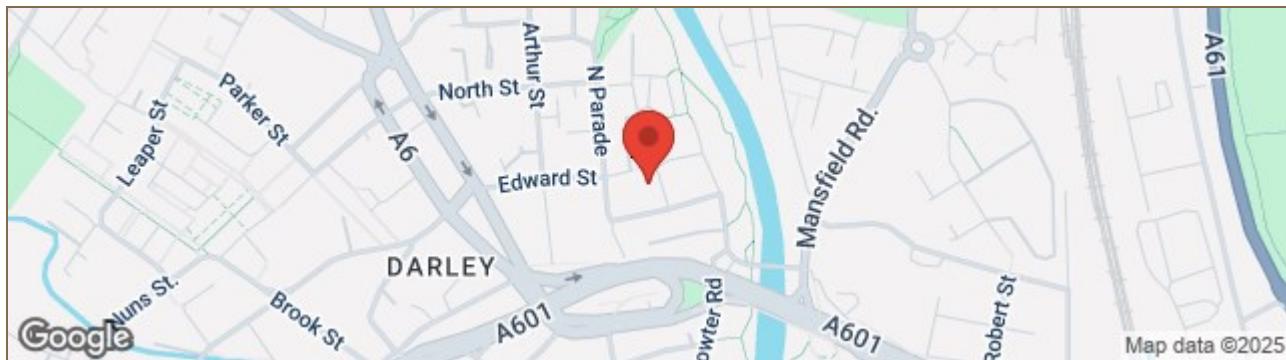
Externally there is a dropped kerb leading front driveway and lawn, to the rear there is an enclosed mature garden with two brick stores and gate to front.

## **PLEASE NOTE**

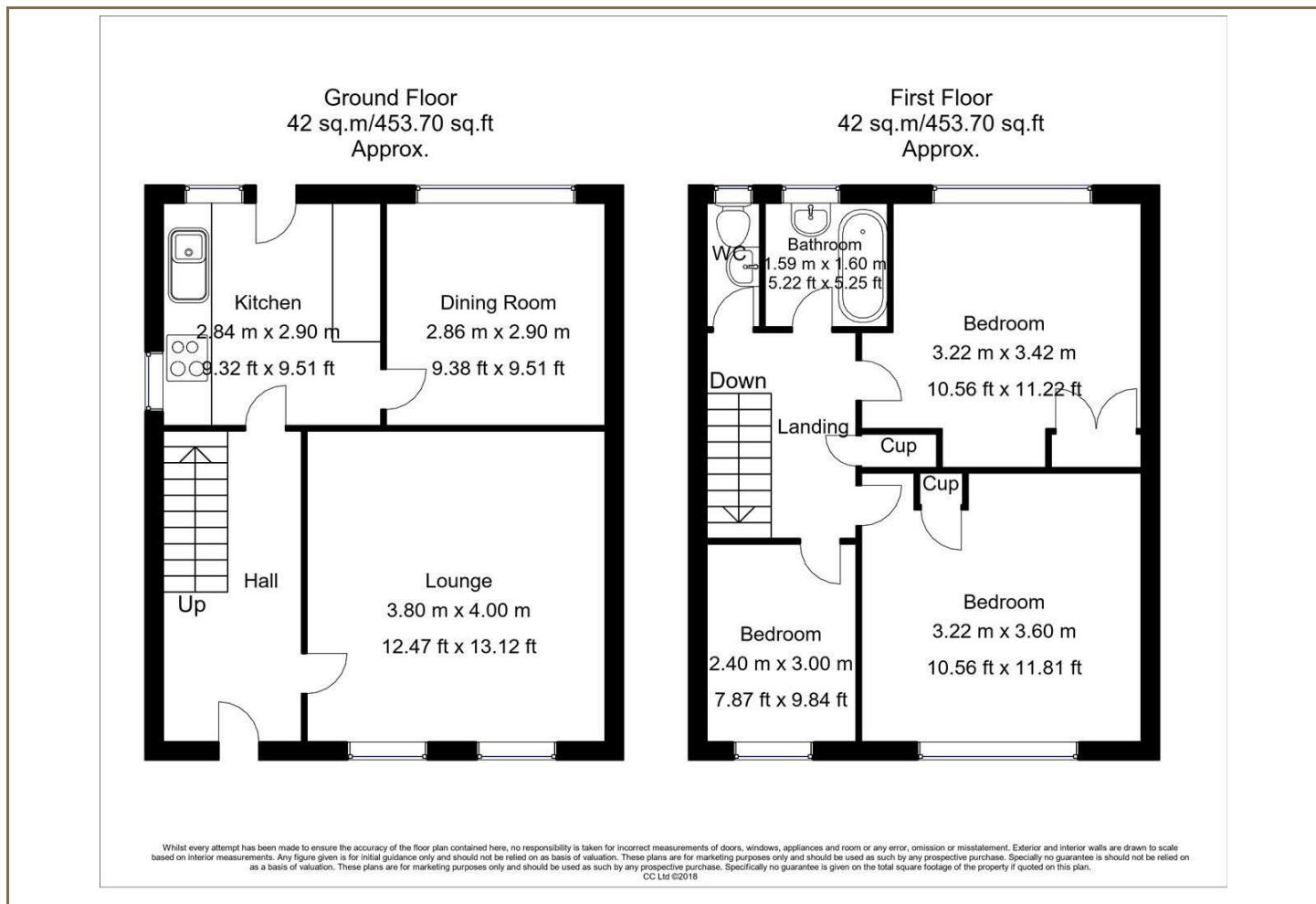
Viewers are advised to observe local parking restrictions.



## Road Map



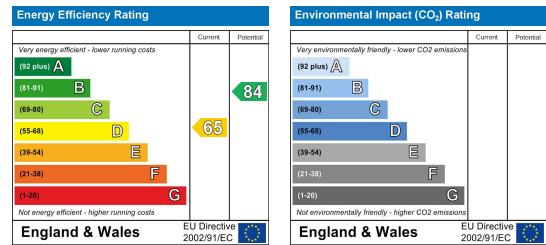
## Floor Plan



## 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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