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Albany Road
Kingsway, Derby
£175,000



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CLOSE TO THE ROYAL DERBY HOSPITAL – A well-maintained two-bedroom mid-townhouse, ideally situated in the popular Kingsway area of Derby. The property would be perfectly suited to a first-time buyer, investor or anyone looking to downsize. The location is particularly convenient, with the Royal Derby Hospital and Kingsway Retail Park both just a short walk away, while Derby City Centre is also easily accessible.

The property has been upgraded to include a gas-fired combination boiler and replacement uPVC double glazing. In brief, the accommodation comprises: entrance hallway, spacious living/dining room, and a well-appointed kitchen with breakfast bar. To the first floor are two double bedrooms and a bathroom, accessed from the landing.

Outside, the property benefits from a driveway to the front and an enclosed rear garden. There is also gated access leading to a parking area with an additional allocated parking space.





The Detail

Entered via a uPVC double-glazed door, the welcoming hallway features wood-effect flooring, a staircase leading to the first floor, and access to the spacious living/dining room.

The living/dining room benefits from a feature fireplace with a pine surround, travertine-effect hearth, and inset pebble-effect gas fire, creating a warm and inviting atmosphere. Decorative coving, wall lights, and a front-facing double-glazed window further enhance the space, while an open archway leads seamlessly into the kitchen.

The kitchen is fitted with a range of maple-effect units complemented by laminated work surfaces, tiled splashbacks, and a breakfast bar. Additional features include a stainless-steel sink with mixer tap, plumbing for a washing machine, a freestanding gas cooker, and an Ideal combination boiler. A rear door provides direct access to the garden.

To the first floor are two well-proportioned bedrooms and a modern bathroom fitted with a white three-piece suite, electric shower, bathroom cabinet, and recessed downlighting.

Externally, the property benefits from a single-width tarmac driveway to the front, along with a pathway leading to the front door. To the rear is an enclosed garden with a patio and lawn, as well as gated rear access leading to a parking area and an additional allocated parking space.





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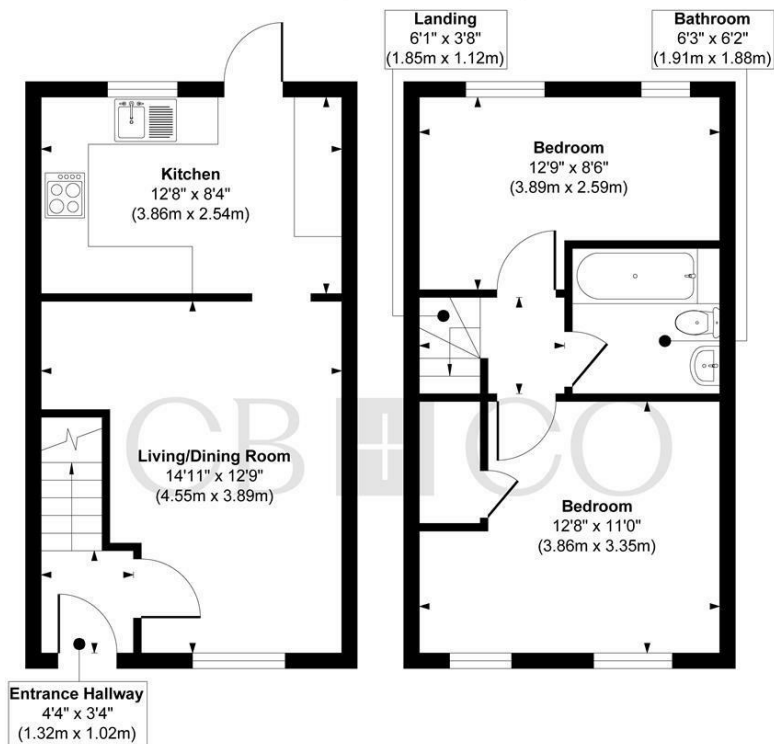
The Location

The property's offers a most convenient location in the Kingsway area of Derby close to the Royal Derby Hospital and within easy access of Derby City centre via several regular bus services.

Derby City centre offers a full range of amenities including the impressive Derbion shopping centre, the Cathedral Quarter with many boutiques, bars and restaurants along with Sadler Gate and Friar Gate. The location is also convenient for Kingsway Retail Park and local amenities at Littleover and Mickleover.

Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide onward travel to the main motorway network and other regional centres.

Albany Road, Derby



Ground Floor
Approximate Floor Area
 300 sq. ft
 (27.87 sq. m)

First Floor
Approximate Floor Area
 300 sq. ft
 (27.87 sq. m)

Approx. Gross Internal Floor Area 600 sq. ft / 55.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Particulars

- Modern Two Double Bedroom Mid Townhouse
- Ideal First Time Buy, Person Looking to Downsize or Investment
- Just a Short Walk to Royal Derby Hospital & Kingsway Retail Park
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Living Room & Breakfast Kitchen
- Two Double Bedrooms & Bathroom
- Two Parking Spaces - Front Driveway & Rear Allocated Parking Space
- Enclosed Rear Garden
- Easy Access to Derby City Centre
- No Chain Involved

Size

Approx 600.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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