



MERSEY WAY, HILTON, DERBY

PRICE £240,000

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO MERSEY WAY

STYLISH THREE STOREY HOME WITH IMPRESSIVE TOP FLOOR SUITE – This beautifully presented mid-townhouse offers thoughtfully arranged living across three floors, perfectly suited to modern lifestyles. Positioned within a popular location close to the centre of Hilton, the property would be ideal for first time buyers or growing families alike. The standout principal suite occupies the entire top floor, creating a private retreat complete with dressing area and en suite.

On the ground floor, a bright lounge diner opens directly onto the garden, providing an ideal setting for both everyday living and entertaining, while the contemporary kitchen adds a refined touch. With two further double bedrooms and well-planned outdoor space, this home combines practicality with comfort in a highly appealing way.

THE DETAIL

The Detail

This superbly appointed home offers spacious and versatile accommodation arranged across three well-designed levels. The ground floor begins with a welcoming entrance hallway, complete with a useful storage cupboard and a conveniently positioned WC. The fitted kitchen features white high-gloss units, ample work surfaces, a gas hob, electric oven, and space for freestanding appliances. To the rear, the lounge diner provides a generous living and dining space, enhanced by sliding doors that open onto the garden, allowing for an easy indoor-outdoor flow.

The first floor hosts two well-proportioned double bedrooms, both offering excellent storage options, alongside a contemporary family bathroom with panelled bath, modern tiling, and quality fittings.

Occupying the top floor, the principal bedroom suite offers an impressive private space, complemented by a dedicated dressing area with fitted furniture and a stylish en suite shower room. Dual-aspect windows, including a skylight, allow natural light to fill the room, enhancing the sense of space.

Externally, the landscaped rear garden features a lawn and patio area, with access leading to two allocated parking spaces.

CB+CO





The Location

This property is located in the catchment area for the highly regarded John Port School, providing excellent educational opportunities. The village also has two primary schools, offering great options for families. Hilton offers a variety of local amenities, including a supermarket and shopping parade, making everyday life convenient.

The village also has a selection of good pubs, ideal for socialising and relaxing. For outdoor enthusiasts, the nearby Great Northern Cycle Track is perfect for walking, cycling, and running. Sports lovers will enjoy the Church Broughton Tennis Club, which offers both tennis and padel tennis, and Broughton Heath Golf Club is nearby. The property is also ideally located with easy access to the A50, providing quick routes to Derby City Centre and beyond.

AML Verification:

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





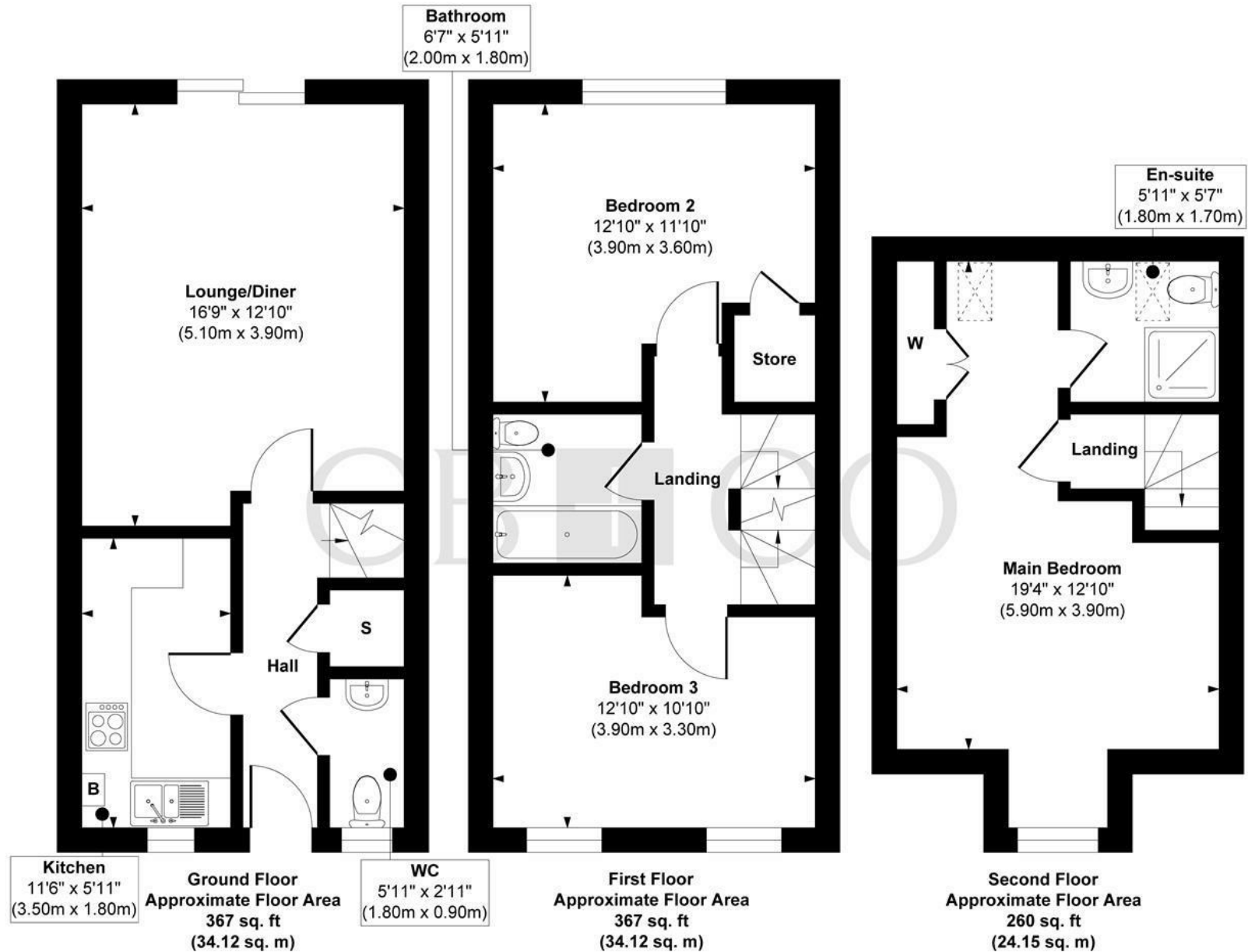








Mersey Way



Approx. Gross Internal Floor Area 994 sq. ft / 92.39 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

994.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Immaculately Presented Three Storey Mid Townhouse
- Impressive Top Floor Principal Suite With Dressing Area And Fitted Storage
- Two Further First Floor Double Bedrooms
- Contemporary Bathroom And En-Suite
- Generous Lounge Diner With Garden Access
- Stylish Fitted Kitchen With High Gloss Units
- Downstairs WC And Additional Storage Cupboard
- Landscaped Garden With Patio And Lawn
- Two Allocated Parking Spaces To Rear
- John Port School Catchment, Close To Local Primary Schools

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO