

CURRAN
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Netherclose Street
Normanton, Derby
£145,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN- A well-proportioned two-bedroom mid-terraced home, ideally suited to a first-time buyer or investor, occupying a highly convenient location just off Normanton Road, close to a range of local shops and amenities.

The accommodation benefits from gas central heating and double glazing. In brief, the property comprises a lounge, dining room and fitted kitchen. To the first floor, the landing leads to two well-proportioned bedrooms and a bathroom.

Outside, there is a walled forecourt to the front of the property, along with a generous enclosed rear garden.





The Detail

The property is entered via a wood panelled entrance door with glazed inset panels, leading into a front-facing lounge with two double-glazed windows and a feature fireplace with electric fire. From here, an inner lobby provides access to understairs storage and opens into the dining room, which has a rear-facing window and access to the staircase and kitchen.

The kitchen is fitted with a range of wall and base units with work surfaces, a stainless steel sink, and space for appliances, including a washing machine (included) and a gas cooker. A rear door leads out to the garden.

Upstairs, to the first floor, there are two well-proportioned bedrooms and a bathroom fitted with a three-piece suite and housing a Worcester combination boiler.

Externally, there is a small walled forecourt to the front. To the rear, an enclosed garden with a brick-built outbuilding and pathway offers further potential for improvement.







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The Location

The property is located within walking distance of the Cavendish and Normanton Road Shopping Areas and also the Osmaston Retail Park with a Sainsburys supermarket and B&Q.

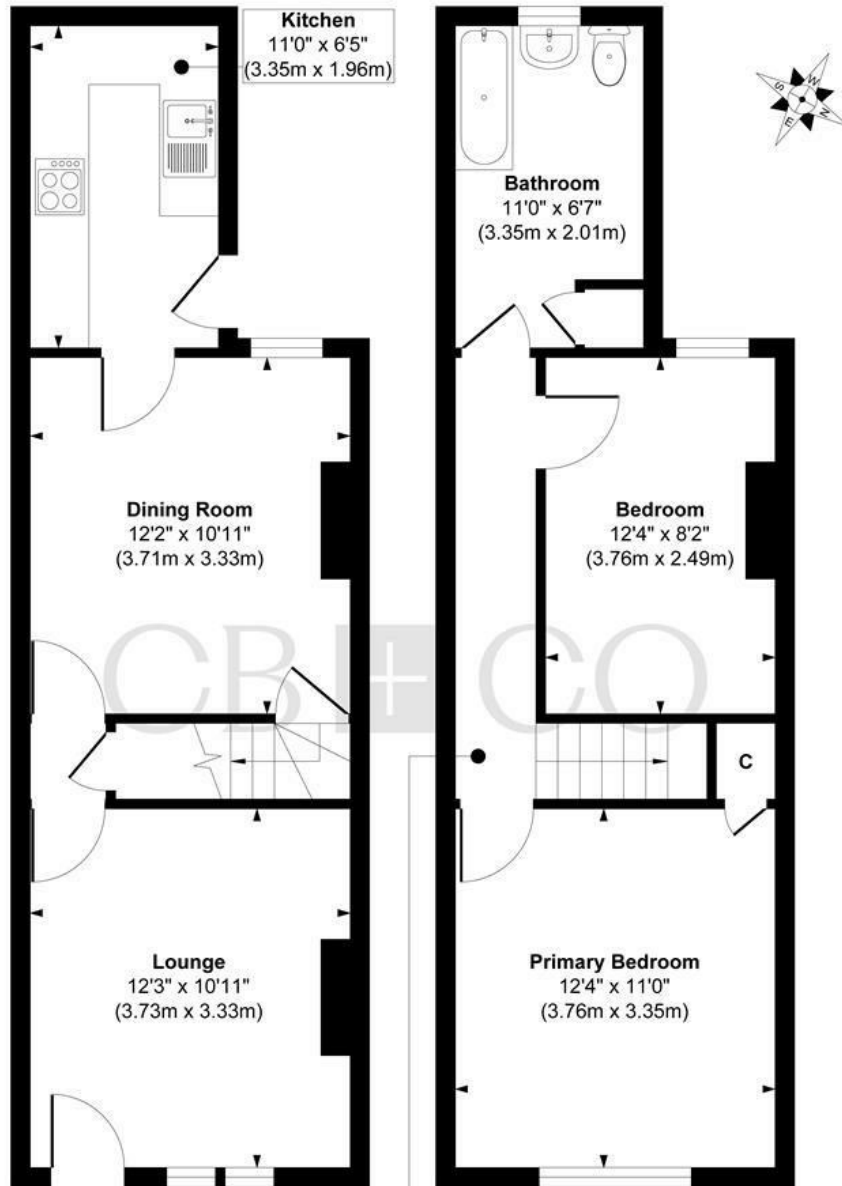
The property is also located within easy access of local employers including Rolls-Royce Main Sinfon Site, Alstom Trains and the Derby Royal Hospital.

There are regular bus services into Derby City Centre and Derby Railway Station is also easily accessible.





Netherclose Street, Normanton, Derby



Ground Floor
 Approximate Floor Area
 374 sq. ft
 (34.74 sq. m)

Landing
 15'7" x 2'7"
 (4.75m x 0.79m)

First Floor
 Approximate Floor Area
 374 sq. ft
 (34.74 sq. m)

Approx. Gross Internal Floor Area 748 sq. ft / 69.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

The Particulars

- Traditional Two Bedroom Mid Terraced Home
- Ideal First Time Buy
- Ideal Investment - Popular Investment Location
- Gas Central Heating & Double Glazing
- Lounge, Dining Room & Fitted Kitchen
- Two Well Proportioned Bedrooms & Bathroom
- Enclosed Rear Garden
- On Street Parking
- Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx 748.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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