

CURRAN
BIRDS
+ CO

Longford Street
Off Kedleston Road, Derby
£189,950



CURRAN BIRDS + CO

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



BEAUTIFUL UPGRADED PERIOD STYLED HOME - An immaculate beautifully presented and spacious, two double bedroom mid terraced property offering a wealth of character and charm throughout with many period features including beautiful cast iron fireplaces, period style column radiators and quality replacement wood unit double glazed sash windows. This property's layout includes a passaged entry with entrance hallway, sitting room, dining room and kitchen. The first floor landing leads to two generous double bedrooms and an period styled en-suite shower room.

The property would be ideally suited to the first time buyer or young professional and is set within this much sought after and most convenient location off Kedleston Road, close to Derby University and within easy access of Derby City Centre.





The Detail

This charming period home has been thoughtfully upgraded to retain its character and charm with many period style details and features.

On entering through the traditional wood-panelled door, the hallway sets the tone with quarry tiled flooring and access to the lounge, dining room and cellar. The lounge is a welcoming space with its cast iron fireplace, ornate ceiling rose, and sash double glazed window to the front, while the dining room features stripped wooden floorboards, cast iron fireplace and picture rails, creating an elegant entertaining space. The kitchen is fitted in a traditional style with solid wood work surfaces, Belfast sink and space for appliances, complemented by a sash window overlooking the garden.

The first floor presents two generous double bedrooms, both with original fireplaces and period detailing. The primary bedroom at the rear provides access to a well-appointed en-suite shower room that includes a period style suite including corner shower with Hudson Reed fittings, high flush wc and pedestal wash hand basin. The bathroom also provides access to the Worcester Bosch combination boiler which is concealed in a wall mounted cupboard.

A boarded loft space accessed from the primary bedroom with skylight provides valuable storage and also has power and light.

Outside, there is passaged access from Longford Street leading to the delightful landscaped rear garden offers a paved patio, brick pathways, and established planting beds within a private walled boundary with outside cold water tap.







CURRAN BIRDS + CO

The Location

The property is situated in this highly sought after location off Kedleston Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park. Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and a shops including a post office.

Educational facilities close to hand, there are a number of infant, primary and secondary schools close by.

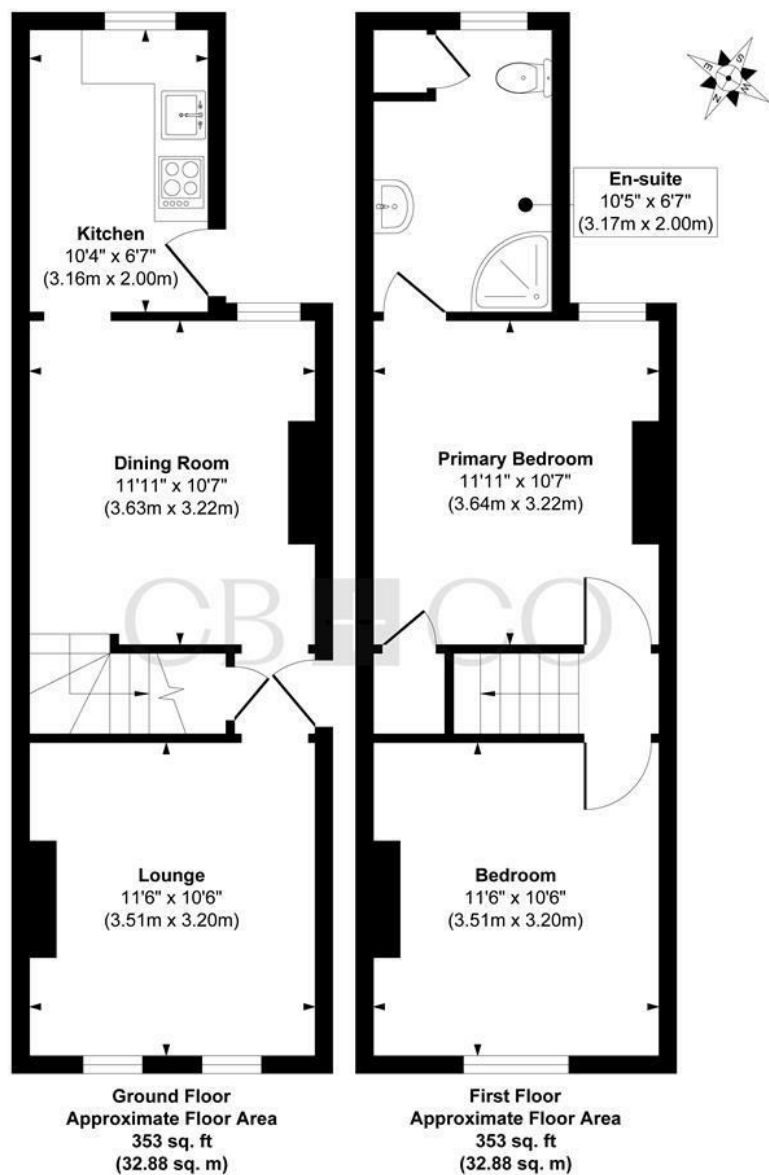
Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.







Longford Street, Off Kedleston Road, Derby



Approx. Gross Internal Floor Area 706 sq. ft / 65.76 sq. m

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

The Particulars

- Beautiful Period Terraced Home
- Wealth of Character & Charm
- Many Period Style Features - Period Style Decoration
- Ideal First Time Buy or Person Looking to Downsize
- Superb Replacement Sash Double Glazed Windows & Gas Central Heating
- Passaged Entry, Entrance Hall, Lounge, Dining Room & Kitchen
- Two Double Bedrooms & Period Style Shower Room
- South Facing Landscaped Enclosed Rear Garden
- Easy Access to Derby City Centre & Darley Abbey Village
- Close to Markeaton Park & Darley Park

Size

Approx 706.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
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 2024 All rights Reserved