



**SWINBURNE STREET, DERBY**

**PRICE £285,000**

**5 BEDROOM | 2 BATHROOM | 2 RECEPTION**



## WELCOME TO SWINBURNE STREET

---

**EXCELLENT BUY TO LET & HMO INVESTMENT OPPORTUNITY CLOSE TO DERBY CITY CENTRE** – This substantial five-bedroom property presents an outstanding opportunity for buy-to-let investors seeking a ready-made or easily configured House in Multiple Occupation. Arranged across two principal floors, the accommodation has been designed to suit shared living, with five generously proportioned double bedrooms, communal living space, multiple bathroom facilities and practical ancillary accommodation.

Character features blend with modern additions throughout, creating an attractive environment for tenants while offering strong long-term rental appeal. The well-planned layout includes a spacious kitchen-dining room, a dedicated communal snug, utility facilities and an enclosed courtyard garden requiring minimal upkeep.

Each bedroom benefits from its own wash hand basin, enhancing convenience for occupants, whilst the property's proximity to Derby city centre places a wide range of shops, supermarkets, employment opportunities and leisure facilities within easy reach. Offering excellent flexibility and strong income potential, this is a compelling addition to any investment portfolio.

## THE DETAIL

---

### The Detail

Entering the property through the wide entrance hallway, you are immediately greeted by attractive Minton and tile flooring which introduces character and period charm. The ground floor offers two well-proportioned double bedrooms, each fitted with a wash hand basin, making them particularly suited to multi-occupancy living. The front bedroom enjoys a bay window which enhances natural light, whilst the rear bedroom benefits from a pleasant outlook towards the courtyard. Access to the cellar is available from the hallway, providing useful additional storage space.

Positioned to the rear of the property is the kitchen-dining room, a sociable and practical space featuring tiled flooring, an integrated electric oven and hob, and a range of contemporary high-gloss wall and base units. Adjacent to this area is a shower room fitted with an electric shower, wash hand basin and WC, serving both ground floor occupants and communal living requirements.

The first floor is centred around a gallery landing which provides access to three further double bedrooms, all incorporating wash hand basins. Two bedrooms are positioned to the front elevation, while the third overlooks the rear. The principal shower room on this level includes an electric shower, wash hand basin and WC, while an additional separate WC from the landing

CB+CO





offers further convenience for residents.

A communal snug provides a comfortable shared sitting area, ideal for relaxation and socialising. Located to the rear, the utility room is fitted with work surfaces, storage units, a stainless-steel sink and drainer, and plumbing for laundry appliances, offering practical facilities for day-to-day living. Outside, the enclosed courtyard garden provides a low-maintenance outdoor space with a seating area and walled boundaries, creating an attractive environment for residents to enjoy.

Situated just a short walk from Derby city centre, the property enjoys excellent access to a wide range of shops, restaurants, leisure facilities and employment opportunities. Derbion Shopping Centre is within easy reach, offering an extensive selection of retail and dining options, whilst an Aldi supermarket is conveniently located nearby for everyday essentials. The property's central position also benefits from excellent transport connections across Derby and the surrounding area, further enhancing its appeal to tenants and investors alike. This combination of location, accommodation and rental potential makes it a highly attractive investment opportunity.

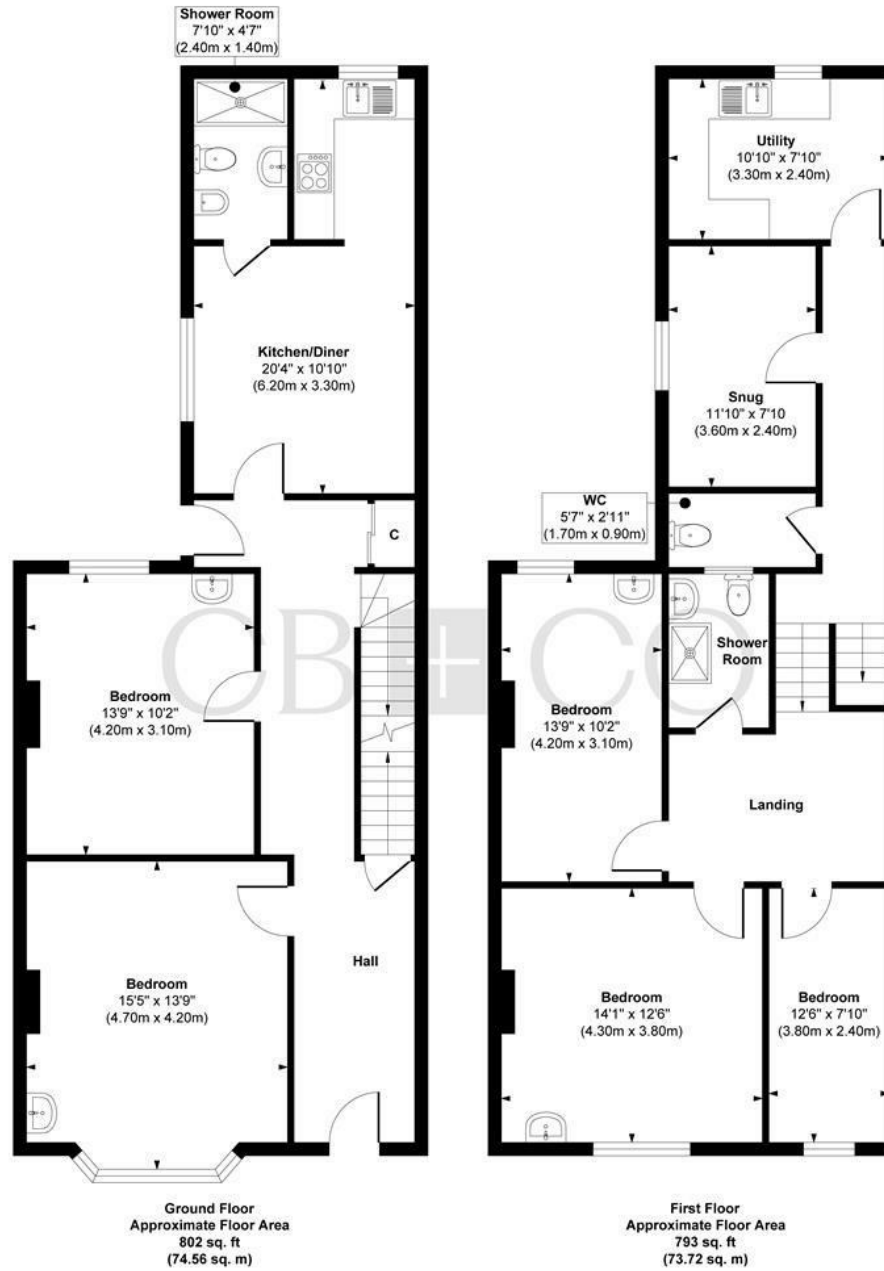








Swinburne Street



Approx. Gross Internal Floor Area 1595 sq. ft / 148.28 sq. m

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

Produced by Elements Property

## THE PARTICULARS

APPROX

1595.00 sq ft

EPC RATING

COUNCIL TAX BAND

C

- Established HMO Investment Opportunity Sold With Vacant Possesion
- Five Double Bedrooms With Wash Hand Basins
- Kitchen-Dining Room With Modern Fitted Units
- Two Shower Rooms Across Two Floors
- Communal Snug Sitting Room
- Utility Room With Storage And Laundry Facilities
- Cellar Providing Additional Storage
- Enclosed Low-Maintenance Courtyard Garden, Parking To Front
- Strong Rental Yield And Multi-Let Potential
- Short Walk To Derby City Centre

## 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