

CURRAN  
BIRDS  
+ CO

Boyer Street  
Derby  
£150,000





# CURRAN BIRDS + CO

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



NO CHAIN – This well presented three-bedroom mid-terraced home is ideally located within walking distance of Derby City Centre, would be ideally suited to a first time buyer, young professionals or investors. Original features such as fireplaces and stripped wooden doors provide a sense of charm, while thoughtful improvements have made the home ready for immediate occupation.

The property offers two spacious reception rooms, well-appointed kitchen and stylish ground floor bathroom with free-standing bath. The first floor landing leads to two generous double bedrooms and has access through the rear bedroom leading to an adaptable third room that's ideal for a home office or nursery. Externally there is a low maintenance rear garden with artificial lawn.

This stylish home offers a vibrant, well-connected area. Excellent transport links and local conveniences are all on hand, making this an excellent opportunity for those looking to step onto the property ladder.









## The Detail

This well presented mid-terrace home features a well-balanced layout and a number of upgrades.

The front reception room, currently used as a dining room includes a cast iron feature fireplace with inset fire, as well as dual windows providing excellent natural light. The second reception room, currently used as a lounge offers a feature recessed fireplace, traditional style storage cupboards built into the recess, rear window overlooking the rear garden. The lounge also has doorway access to the kitchen and a door with stairs to the first floor landing.

The kitchen is fitted with white wall and base units, solid wood work surfaces and tiled splashbacks. Integrated appliances include an electric fan oven, ceramic hob and extractor hood, with space provided for a washing machine and fridge freezer. A rear door leads out to the enclosed garden. Beyond the kitchen is a stylish bathroom, fitted with a contemporary freestanding bath, wc and wash hand basin with stylish tiled splash backs, chrome ladder style heated towel rail and two side windows.

Upstairs, there are two generously proportioned double bedrooms, both with original fireplaces, along with access through the rear bedroom leading to the third room ideal for use as a bedroom, study or nursery.

The enclosed rear garden has been designed for easy upkeep, featuring artificial lawn, decking, and secure gated access.











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## The Location

Boyer Street offers a highly convenient position just minutes from Derby City Centre, placing shopping, dining and cultural amenities within easy reach. It is close to the Derbion Shopping Centre, which features a wide range of shops, a cinema, bowling alley and numerous restaurants. Gyms and supermarkets are also nearby, along with well-regarded local schools.

The property is ideally situated for access to key transport routes, including the A38, A52, and A6, with Derby Railway Station and regular bus services close at hand. With major employers such as Rolls-Royce, Bombardier and the Royal Derby Hospital all within easy commuting distance, this is a location that suits professionals and first-time buyers alike.





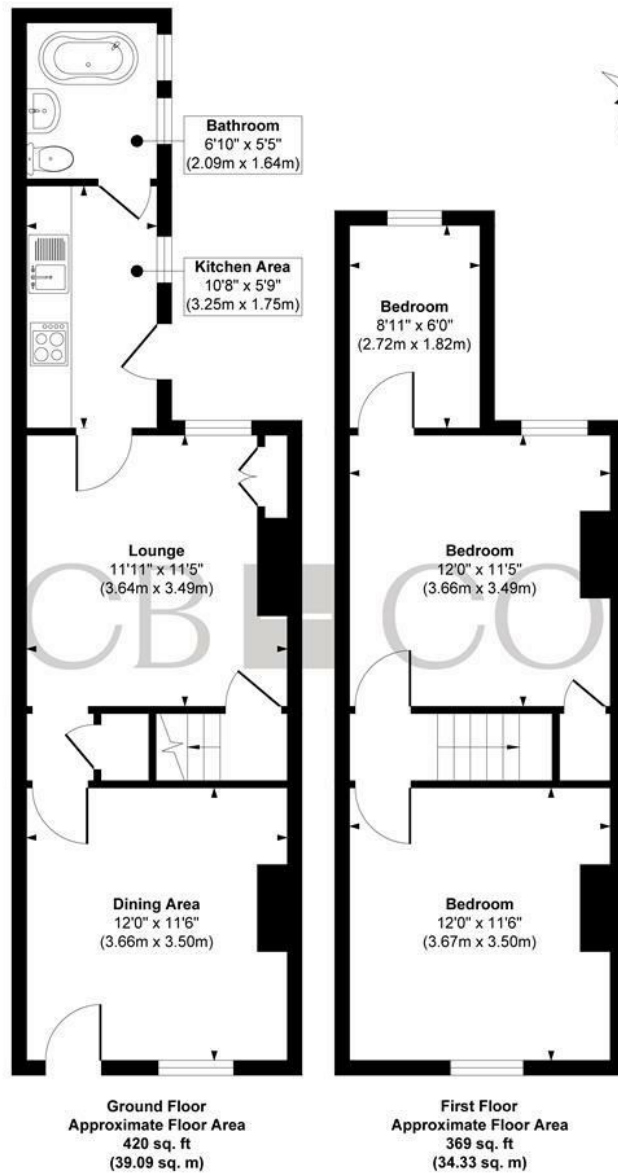








## Boyer Street, Derby



**Approx. Gross Internal Floor Area 789 sq. ft / 73.42 sq. m**

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

Produced by Elements Property

## The Particulars

- Well Presented Traditional Mid Terraced Home
- Ideal for First Time Buyer, Young Professionals or Investor
- Wealth of Character & Charm
- Gas Central Heating & uPVC Double Glazed Windows
- Dining Room, Lounge, Kitchen & Ground Floor Bathroom
- Two/Three Bedrooms - Rear Bedroom Could be Study or Nursery
- Low Maintenance Enclosed Rear Garden
- Close to Derby City Centre & Excellent Local Amenities
- Easy Access to Royal Derby Hospital
- No Chain Involved

### Size

Approx 789.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

A



# CURRAN BIRDS + CO

Let's *Talk*

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