



MANSFIELD ROAD, CHESTER GREEN, DERBY

PRICE £90,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO MANSFIELD ROAD

AUCTION SALE - NO CHAIN - A spacious three bedroom, traditional mid terraced property occupying this ever popular location in the highly sought after Chester Green conservation area, close to Darley Park and Derby City Centre. This property requires a scheme of modernisation and improvement but offers exciting potential.

The property the benefit of gas central heating, double glazing and in brief comprises: entrance hallway, lounge, dining room and kitchen. The first floor passaged landing gives access to three bedrooms and bathroom.

Outside to the rear of the property is an enclosed rear garden with brick built store, patio and planting borders, The property has the benefit of on street car parking controlled by permit parking.

THE DETAIL

Situated in the sought-after Chester Green area of Derby, this traditional three-bedroom terraced home presents an excellent opportunity for buyers looking to create a property tailored to their own taste. Requiring full modernisation throughout, the accommodation offers generous living space and excellent potential for renovation or investment.

The property is entered via a uPVC double-glazed entrance door leading into a welcoming hallway, which provides access to the lounge, dining room and cellar. The front-facing lounge enjoys a double-glazed window overlooking the front elevation, while the separate dining room is positioned to the rear and leads through to the kitchen. The kitchen is fitted with a range of panelled wall and base units with roll-edge work surfaces, a stainless steel sink and drainer, a standalone cooker, oak-effect flooring, a wall-mounted central heating boiler, and a door providing access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a bathroom. The bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panel bath with shower attachment and glazed shower screen, complemented by ceramic tiled splashbacks and wood-effect flooring.

Outside, the property benefits from a walled forecourt garden to the front, while the enclosed rear garden features paved patio areas, well-stocked planting borders, a brick-built outbuilding for storage, and fenced boundaries, creating an excellent outdoor space with further potential.





The Location

The property is located in the highly sought after Chester Green, which is a noted conservation area of Derby located a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the Derbion shopping centre.

Darley Fields recreational ground is situated just a few minutes walk away, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property.

This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network.

The location is also convenient for Pride Park and employment opportunities at University of Derby, The Royal Derby Hospital, Rolls-Royce and Alstom Trains.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

AML Verification

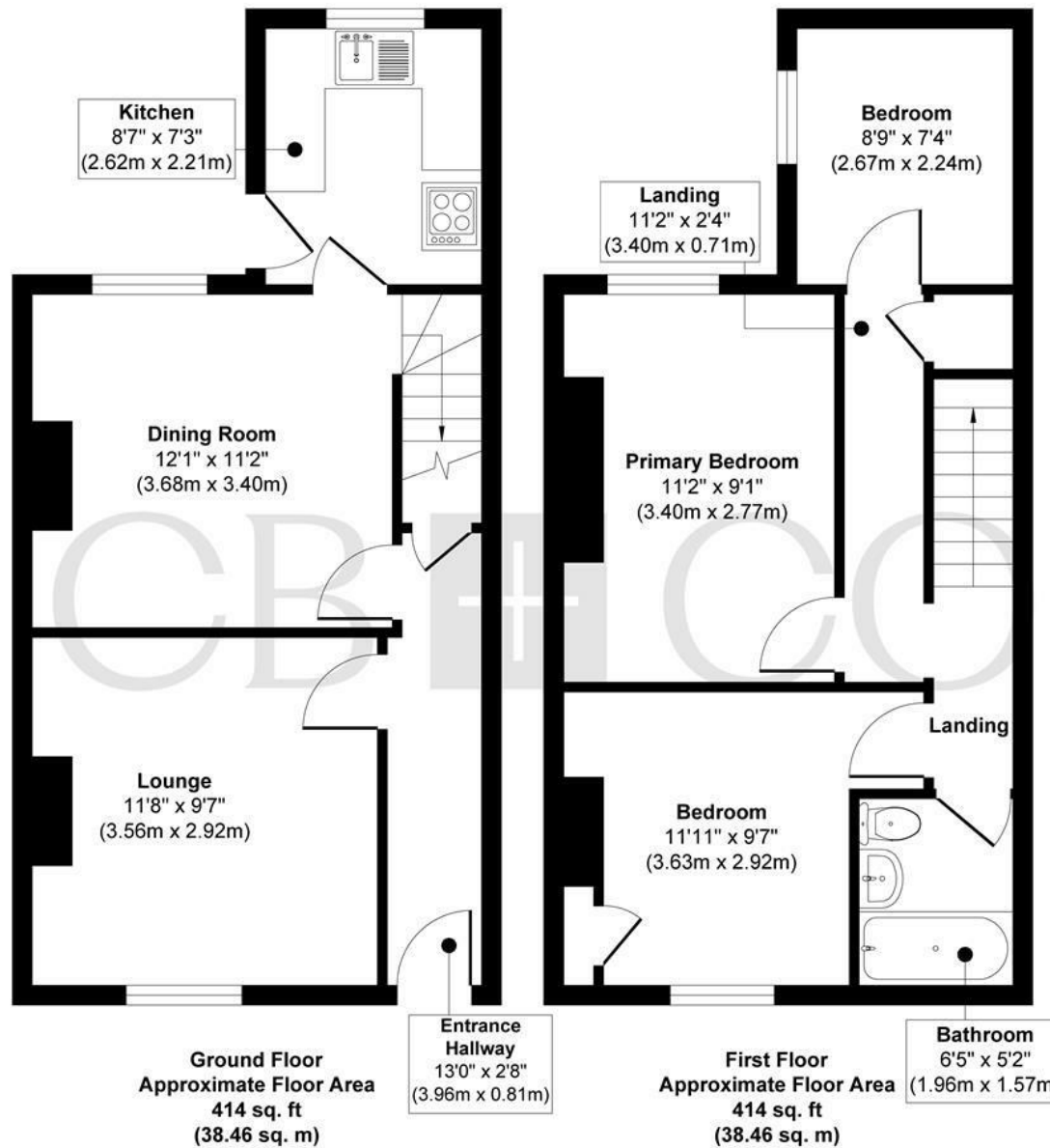
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.







Mansfield Road, Chester Green, Derby



Approx. Gross Internal Floor Area 828 sq. ft / 76.92 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

828.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

- Traditional Three Bedroom Mid Terraced Home
- Requires Modernisation & Improvement
- Ideal Investment
- Gas Central Heating & Double Glazing
- Entrance Hallway, Lounge, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Enclosed Rear Garden with Outbuilding/Store
- Close to Derby City Centre
- Popular Location Close to Chester Green Park & Darley Fields
- Auction Property -

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

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