

CURRAN BIRDS + CO

Cowley Street
Off Kedleston Road, Derby
£170,000



CURRAN BIRDS + CO

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IDEAL FIRST TIME BUY - OFF KEDLESTON ROAD - A well presented, two double bedroom mid terraced property, ideally suited to the first time buyer, young professional or investor. The property offers particularly spacious primary bedroom with having the additional floor area above the passageway. The property 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

A beautifully presented and spacious two double bedroom mid terraced property, The property 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 property would be ideally suited to the first time buyer, young professional or investor.

The accommodation has the benefit of a combination boiler gas central heating system and uPVC double glazing throughout. The property is entered through a composite double glazed entrance door into the stylish lounge with feature fireplace and coving to ceiling with window to the front elevation. There is then access to a spacious room with wall mounted picture frame style electric fire with window to the rear elevation and door access with stairs to the first floor and doorway access leading down to a two compartment cellar.

The dining room offers open plan access to a well appointed contemporary fitted kitchen with cherry wood panelled units with brushed stainless steel handles, black granite effect laminated worksurfaces and integrated appliances including stainless steel electric oven, gas four ring hob and stainless steel extractor canopy over. The kitchen has stainless steel sink, recessed downlighters and window to the side elevation.

The first floor passaged landing leads to two double bedrooms and bathroom with white three piece suite. The bathroom also has a boiler cupboard providing access to the gas combination boiler. The most spacious primary bedroom is a real feature benefitting for additional space over the passageway and a period cast iron fireplace.

Outside, There is a delightful enclosed low maintenance rear garden with gravelled beds and a useful brick built outbuilding. There is gated access leading to a shared passageway which gives access to Cowley Street.





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The Location

The property is located in this sought after and popular area off Kedleston Road, positioned just a short walk away from the City centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and the Derbion shopping centre with its major retail outlets and state of the art cinema.

The property is located within easy walking distance of Markeaton Park and the beautiful Darley Park and its riverside walks. Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

The Cathedral Quarter also boasts a selection of up-market clothing outlets together with a selection of cafes bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

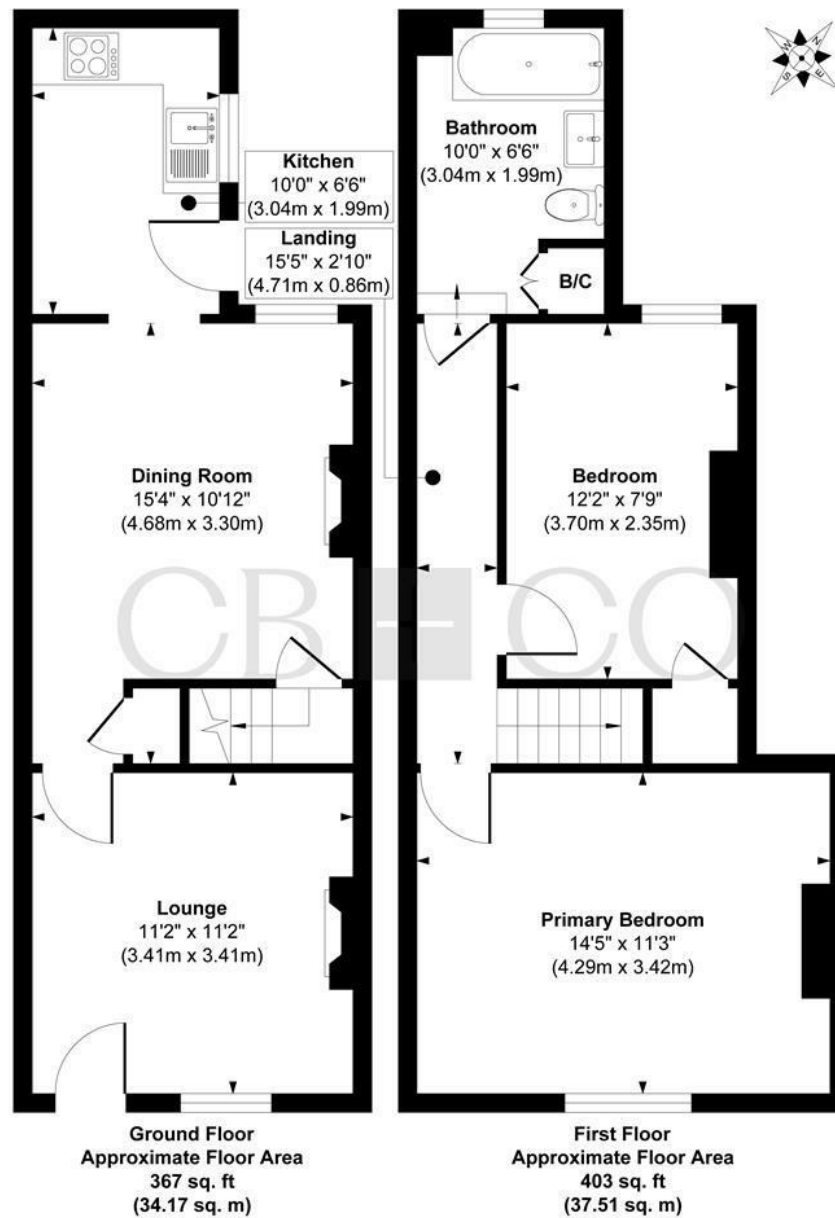
The property also offers easy access on the A6, A38, A50, A52 leading onto the M1 Motorway and access to East Midlands Airport.







Cowley Street, Off Kedleston Road, Derby



Approx. Gross Internal Floor Area 770 sq. ft / 71.68 sq. m

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

The Particulars

- Spacious Two Double Bedroom Mid Terraced Home
- Ideal for First Time Buyer or Investor
- Close to Several Derby University Sites
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Lounge with Feature Fireplace
- Dining Room with Open Plan Access to Contemporary Kitchen
- Two Double Bedrooms & Bathroom
- Low Maintenance Enclosed Rear Garden with Brick Outbuilding
- Close to Markeaton Park & Derby City Centre
- No Chain Involved

Size

Approx 770.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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