



PITTAR STREET, DERBY

PRICE £140,000

2 BEDROOM

| 1 BATHROOM

| 2 RECEPTION



WELCOME TO PITTAR STREET

FULLY REFURBISHED, NO CHAIN - This beautifully presented two-bedroom mid-terrace property has been thoughtfully modernised throughout including ground floor radiators and central heating boiler, creating a stylish and comfortable home ready to enjoy from day one. Blending traditional charm with contemporary finishes, the property offers well-proportioned accommodation designed to suit modern lifestyles.

The ground floor provides two versatile reception rooms, including a welcoming lounge with a feature fireplace and stove, together with a separate dining room that leads through to a refitted kitchen. Upstairs, both bedrooms benefit from newly fitted carpets, while the contemporary shower room has been finished with modern fittings and practical storage.

Outside, the enclosed courtyard garden offers a low-maintenance outdoor space, accompanied by a useful brick-built store. Positioned within easy reach of Derby city centre and its excellent range of amenities, the property represents an outstanding opportunity for owner-occupiers and buy-to-let investors seeking a home in a convenient and well-connected location.

THE DETAIL

The Detail

Having undergone an extensive programme of modernisation, this traditional mid-terrace property offers an excellent combination of character and contemporary living. Accessed via a UPVC entrance door, the welcoming lounge provides an inviting first impression, featuring laminate flooring, a double glazed window and an attractive fireplace incorporating a tiled hearth and fitted stove. A useful understairs storage cupboard adds valuable practicality.

The separate dining room offers an excellent space for everyday dining and entertaining, centred around a feature brick fireplace that enhances the property's traditional charm. Positioned beyond, the refitted kitchen has been thoughtfully designed with modern living in mind and is fitted with contemporary units, an electric oven, electric hob and stainless steel cooker hood, providing a practical and stylish environment for everyday cooking.





The first floor comprises two well-proportioned bedrooms, both finished with newly fitted carpets to create bright and comfortable living spaces. Located at the rear of the property, the modern shower room is fitted with a shower cubicle incorporating an electric shower, wash hand basin, WC and heated towel radiator. A built-in storage cupboard houses the Baxi combination boiler while also providing useful additional storage.

Outside, the enclosed courtyard garden offers a private, low-maintenance outdoor space, ideal for relaxing or enjoying the warmer months. A brick-built store provides excellent additional storage and further versatility.

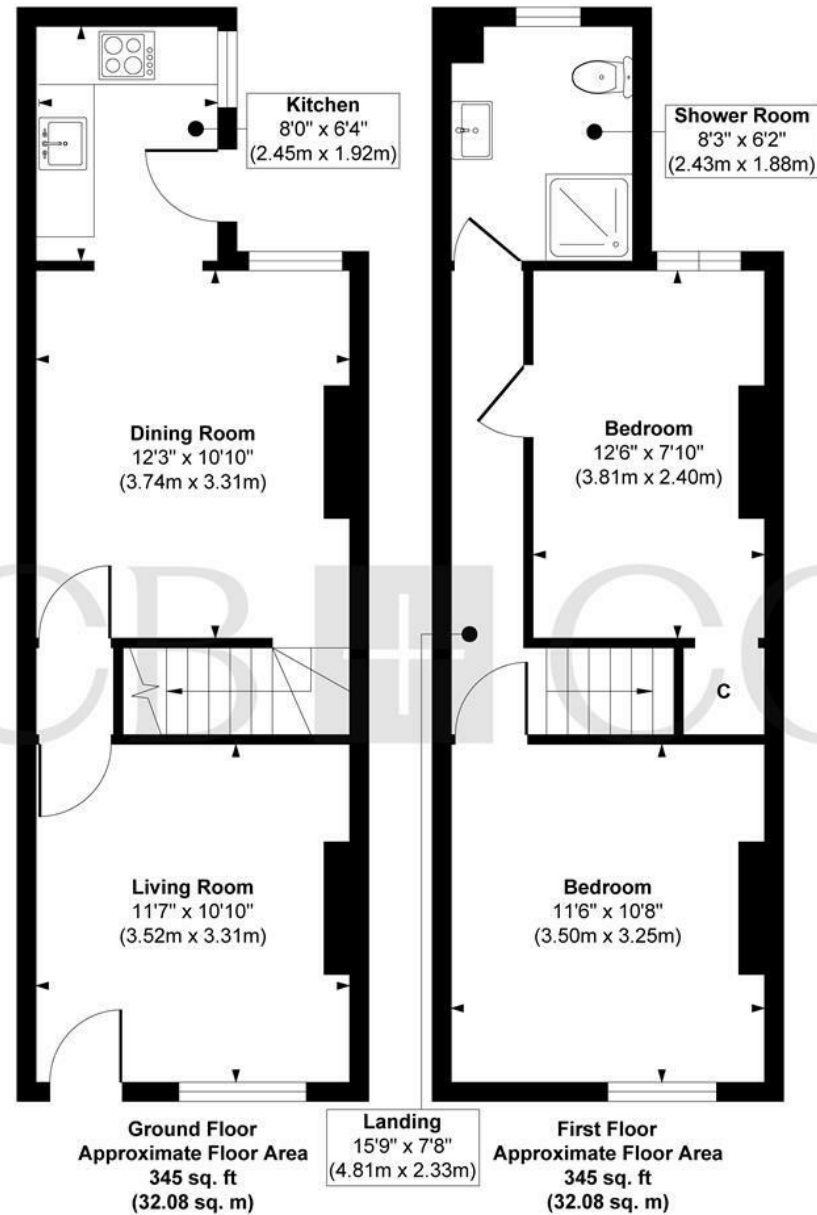
Situated within easy reach of Derby city centre, the property enjoys access to an excellent range of shops, cafés, restaurants and leisure facilities, together with regular public transport services and a variety of employment opportunities. Its convenient position makes it an excellent choice for first-time buyers seeking easy access to the city, while also offering strong appeal to buy-to-let investors looking for a property in a consistently popular rental location.

CB+CO





Pittar Street



Approx. Gross Internal Floor Area 690 sq. ft / 64.16 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

732.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Fully Refurbished Traditional Mid-Terrace Property
- Excellent Opportunity For First-Time Buyers Or Buy-To-Let Investors
- Beautifully Presented Throughout And Ready To Move Into
- Two Well-Proportioned Bedrooms With Newly Fitted Carpets
- Lounge Featuring A Fireplace With Tiled Hearth
- Separate Dining Room With Attractive Feature Brick Fireplace
- Refitted Kitchen Equipped With Electric Oven, Hob And Stainless Steel Cooker Hood
- Contemporary Shower Room With Electric Shower And Heated Towel Radiator
- Enclosed Low-Maintenance Courtyard Garden Ideal For Outdoor Seating
- Brick-Built Store Providing Excellent Additional Storage Space

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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