


# MARGARET STREET, DERBY

PRICE £235,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION



# WELCOME TO MARGARET STREET

CHARACTERFUL TWO-BEDROOM PERIOD PROPERTY – Believed to date back to 1900, this charming two-bedroom terraced home offers a wonderful opportunity to purchase a property rich in traditional character and original features. Having retained much of its period appeal, the accommodation combines distinctive features with practical living spaces, making it an appealing choice for first-time buyers, couples or those looking for a home with individuality.

The ground floor offers two separate reception rooms, each with its own character and focal point, including an impressive open gas fire and a traditional cast iron multi-fuel burner. The kitchen provides access to the rear garden, whilst upstairs are two well-proportioned double bedrooms and a family bathroom.

Further highlights include a traditional Minton tiled entrance hallway, sash windows with shutters, a useful cellar and a private south-facing rear garden. This is a property with plenty of personality and a lovely blend of traditional features throughout.

# THE DETAIL

Approached through a secure, locked entrance, the property opens into a welcoming hallway which immediately sets the tone for the character found throughout. The hallway features traditional Minton tiled flooring, staircase access to the first floor and a useful door leading down to the cellar, providing valuable additional storage space.

The lounge offers a lovely living space, featuring wooden flooring, high skirting boards and sash windows fitted with half shutters. The focal point is an impressive open gas fire with a wooden surround and contrasting black hearth. The separate dining room continues the traditional feel, with wooden flooring, an exposed brick chimney breast and a cast iron multi-fuel burner, creating a particularly attractive feature.

To the rear, the kitchen is fitted with grey laminate flooring, an integrated oven and gas hob, together with spaces for a fridge and washing machine. A door provides direct access to the rear garden.

Upstairs, there are two double bedrooms. The principal bedroom is particularly spacious, with neutral carpeting, two sash windows and a traditional fireplace featuring dark blue tiles. The second bedroom benefits from laminate flooring, a fitted triple wardrobe and a further traditional open fireplace. The bathroom comprises a bath with mains-fed overhead shower, round vanity wash basin, WC, heated towel rail and useful storage cupboards.

Outside, the south-facing rear garden has been designed for ease of maintenance, incorporating paved, gravelled and decked sections. There is also an outside store with electricity and a side access gate.

Location
Situated just off Duffield Road in Derby, the property is well placed for the nearby shops, cafés and public houses, with everyday amenities within easy reach. Darley Park is also close by, offering lovely riverside walks and green open space, whilst Derby city centre is a short distance away for a wider range of shopping, restaurants and leisure facilities.

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.

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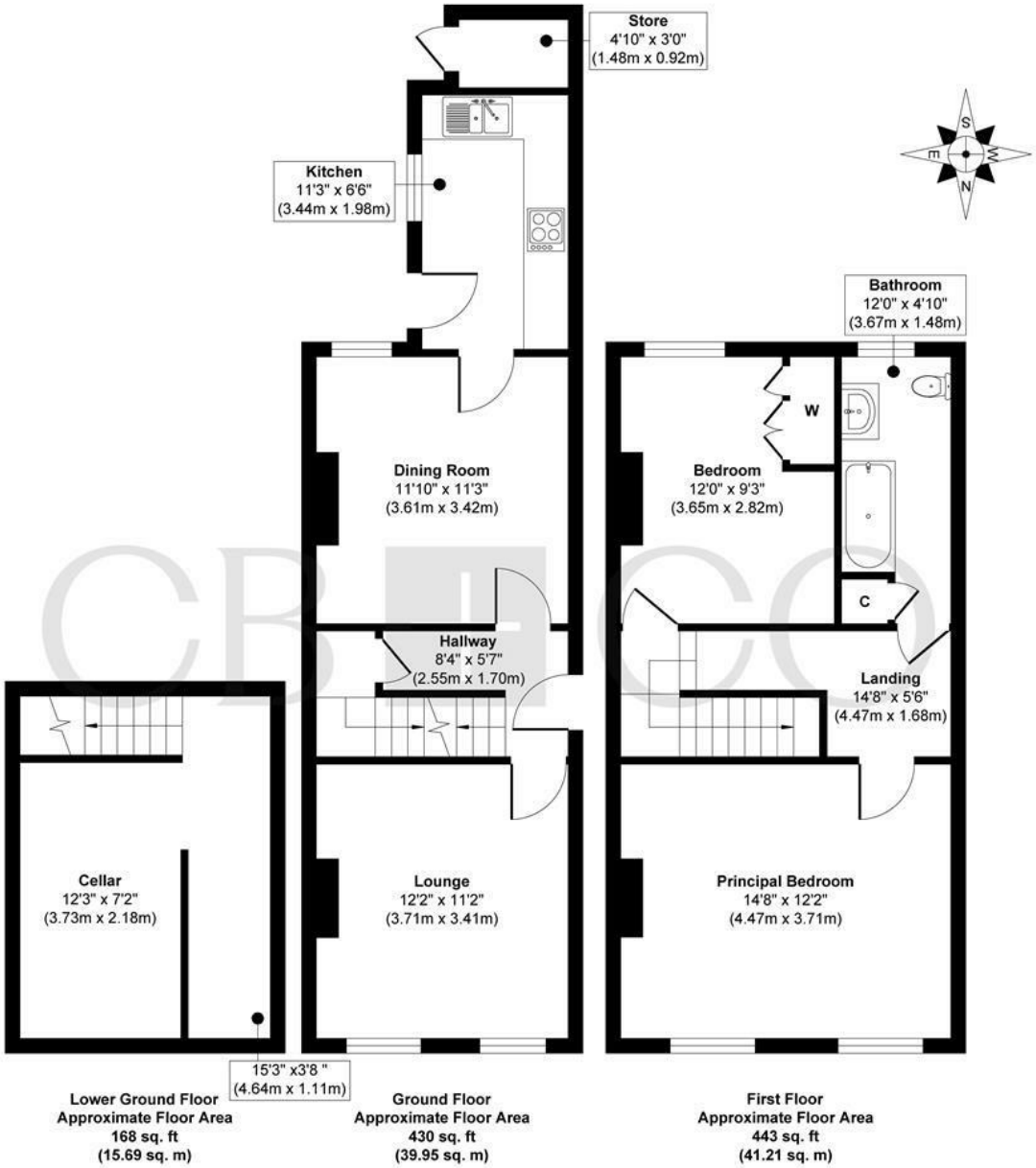








# Margaret Street




**Lower Ground Floor**
**Approximate Floor Area**
**168 sq. ft**
**(15.69 sq. m)**

**Ground Floor**
**Approximate Floor Area**
**430 sq. ft**
**(39.95 sq. m)**

**First Floor**
**Approximate Floor Area**
**443 sq. ft**
**(41.21 sq. m)**

## Approx. Gross Internal Floor Area 1041 sq. ft / 96.85 sq. m

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

Produced by Elements Property

# THE PARTICULARS

APPROX

839.59 sq ft

EPC RATING

E

COUNCIL TAX BAND

B

- Characterful Two-Bedroom Mid-Terraced Period Property, Believed To Date Back To 1900
- Offered For Sale With No Upward Chain
- Traditional Hallway With Minton Tiled Flooring
- Lounge With Open Gas Fire And Wooden Surround
- Dining Room With Exposed Brick Chimney Breast And Cast Iron Burner
- Kitchen With Integrated Oven, Gas Hob And Garden Access
- Spacious Principal Double Bedroom With Traditional Fireplace
- Second Double Bedroom With Fitted Triple Wardrobe And Fireplace
- Useful Cellar Providing Additional Storage Space
- South-Facing Garden With Paved, Decked And Gravelled Areas, Plus External Store With Power

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## 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

01332 531020
CURRANBIRDS.CO

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