



£137,000

Eton Street, Derby DE24 8WU

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Perfect home for first time buyer or investor
- Living Room with ornamental fireplace & separate Dining Room
- Modern kitchen with built-in appliances
- Two double bedrooms
- Re-fitted bathroom with white suite
- Double glazed and gas centrally heated
- Ready to move into
- Located on the edge of Pride Park
- Within walking distance of open space
- Windows replaced in 2021

## Property Description

Well presented two bedroom home enjoying a modern re-fitted kitchen and contemporary bathroom. Ready to move into and ideally located for Pride Park, Derby City Centre and easy access to Bombardier and Alstom.

## Main Particulars

Well presented two bedroom home located on the edge of Pride Park with open space within very easy walking distance. Enjoying a welcoming dining room with built-in storage and separate living room with an ornamental fireplace creating a focal point. Modern kitchen with built-in appliances and access onto the rear garden. To the first floor there are two good-sized bedrooms and re-fitted contemporary bathroom with stylish tiling. Neutrally decorated throughout, gas centrally heated and double glazed. Low-maintenance rear garden and on-street permit parking. Ideally located for Derby City Centre, Bombardier, Alstom and Derby train station. The perfect property for a first time buyer or investor!

### GROUND FLOOR

#### Accommodation

The property is approached via an exterior door with decorative glazed panels and storm canopy over into:

#### Dining Room

2.98m x 3.53m (9' 9" x 11' 7") A welcoming room with ceiling light point set within a ceiling rose, coving to ceiling, storage cupboards either side of the chimney breast, wood effect flooring, central heating radiator and double glazed window to front elevation.

#### Inner Hallway

0.79m x 0.81m (2' 7" x 2' 8") with ceiling light point, wood effect flooring and door providing access to cellar.

#### Living Room

3.54m x 3.59m (11' 7" x 11' 9") The focal point of this lovely room is an ornamental fireplace. Ceiling light point, central heating radiator, wood effect flooring, full-height double glazed window overlooking the rear garden. Door providing access to stairs.

#### Kitchen

1.79m x 2.60m (5' 10" x 8' 6") Fitted with modern eye and base level units with wood effect worktops over incorporating a stainless steel sink unit with single drainer and mixer tap. Complementary ceramic splashback tiling. Built-in electric oven, four-ring gas hob with extractor unit over. Integrated fridge/freezer and washing machine. Recessed spotlights to ceiling, tiled flooring, vertical central heating radiator, double glazed window to side elevation and double glazed exterior door leading onto the rear garden.

### FIRST FLOOR

#### Landing

0.84m x 4.57m (2' 9" x 15' 0") with ceiling light point and access to bedrooms and bathroom.

#### Bedroom One

3.01m x 4.06m (9' 11" x 13' 4") with ceiling light point, central heating radiator and double glazed window to front elevation.

#### Bedroom Two

3.11m x 3.69m (10' 2" x 12' 1") with ceiling light point, central heating radiator, double glazed window to rear elevation and useful storage cupboard with loft hatch.

#### Bathroom

2.26m x 2.61m (7' 5" x 8' 7") Re-fitted with a white three-piece suite comprising of a p-shaped bath with shower over and glass shower screen. Pedestal wash handbasin and WC. Co-ordinating splashback tiling and stylish floor tiling. Ceiling light point, extractor fan and obscure double glazed window to rear elevation. Door providing access to storage cupboard housing boiler.

#### Outside

Side entry leading to an access gate and onto the enclosed rear garden, being mostly paved for easy maintenance with raised beds. On-street permit parking.

#### Disclaimer

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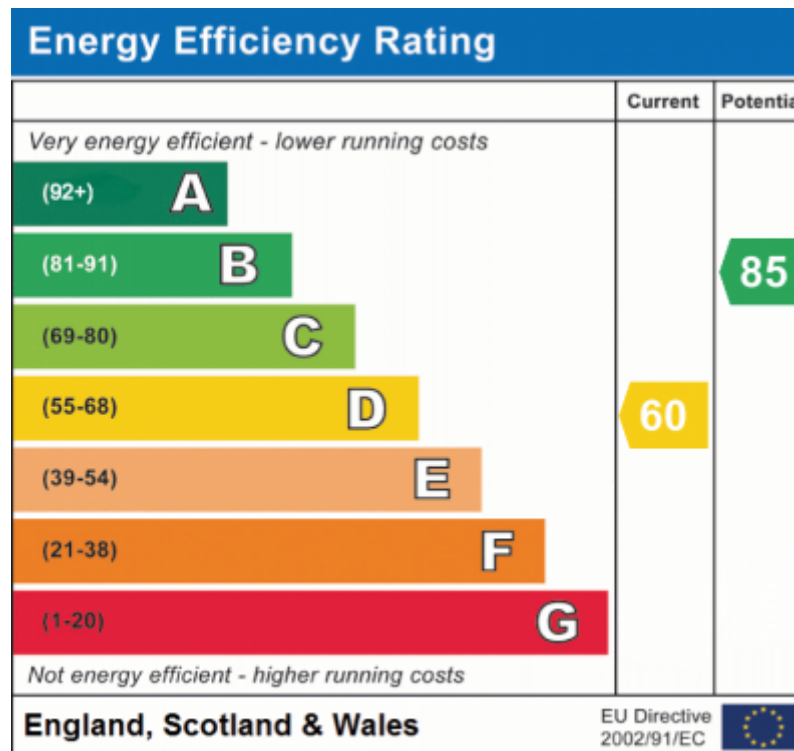






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01773 832355

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