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£145,000

Taylor Street, Derby DE24 8WP

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Mid Terraced House
- 2 Double Bedrooms
- Modern Decor Throughout
- Fitted Kitchen
- Modern Shower Room
- Convenient Access To Derby City & Pride Park
- Ideal First Time Buy
- No Chain
- Council Tax Band A

## Property Description

An opportunity to acquire this well-presented Victorian mid-terrace property, ideally situated within easy reach of Derby City Centre and Pride Park.

## Main Particulars

Derbyshire Properties are delighted to present this charming and generously proportioned Victorian mid-terrace home, ideally positioned close to a wide range of local amenities and excellent transport links. Beautifully presented throughout, the property offers an inviting living room and a spacious kitchen/dining room, perfect for both everyday living and entertaining. A rear hallway leads to a modern ground-floor shower room.

To the first floor, a well-appointed landing gives access to two generous double bedrooms, both benefitting from ample space and natural light. Externally, the home enjoys an attractive frontage and a low-maintenance enclosed rear yard, providing a private outdoor area ideal for relaxation.

Situated in a highly sought-after location popular with first-time buyers and young professionals, this delightful home is sure to attract strong interest, and early viewing is highly recommended.

### Ground Floor

#### Living Room

Entered via a uPVC entrance door from the front elevation, featuring a wall-mounted radiator, decorative coving and ceiling rose, TV point, and a double-glazed window to the front.

#### Kitchen/Diner

Fitted with a range of matching wall and base units with roll-top wood-effect work surfaces, incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Further benefits include under-counter plumbing for a washing machine, space for a fridge/freezer, integrated electric oven with gas hob and extractor canopy above, wood-effect flooring, staircase rising to the first-floor landing with useful understairs storage, wall-mounted radiator, wall-mounted gas combination boiler, and a double-glazed window to the rear elevation.

#### Rear Hallway

Connecting the kitchen to the bathroom, with a double-glazed rear door providing access to the garden.

#### Ground Floor Shower Room

A modern suite comprising a low-flush WC, slimline vanity unit with wash hand basin, and a large shower enclosure with mains-fed shower. Double-glazed obscured window to the side elevation, vinyl floor covering and wall-mounted radiator.

#### First Floor

#### Landing

Accessed via the kitchen, with internal doors leading to both bedrooms.

#### Bedroom 1

A generous double room with double-glazed window to the front elevation, wall-mounted radiator and ample space for bedroom furniture.

#### Bedroom Two

A second double bedroom with double-glazed window to the rear elevation and wall-mounted radiator.

#### External

#### Outside

To the rear of the property is a low-maintenance concrete yard, enclosed by timber panel fencing, offering a private outdoor space.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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= RAPID LETTINGS =

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