



£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

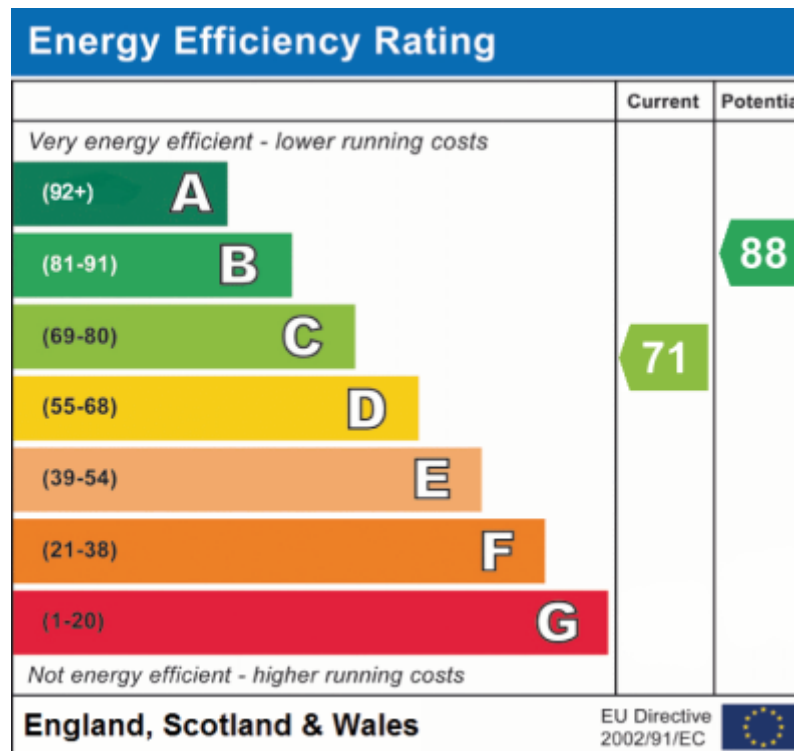
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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