

Byron Street, Derby DE23 6TU



welcome to

Byron Street, Derby

Period three bedroom end-of-terrace house in Normanton, offering two reception rooms, garage, small courtyard and excellent access to Derby City Centre and road and rail infrastructure.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Living Room

12' 3" Widest x 13' 9" Widest (3.73m Widest x 4.19m Widest)

Dining Room

11' 10" Widest x 11' Widest (3.61m Widest x 3.35m Widest)

Kitchen

13' 6" Widest x 8' 6" Widest (4.11m Widest x 2.59m Widest)

Stairs & Landing

Bedroom One

11' 7" Widest x 14' 10" Widest (3.53m Widest x 4.52m Widest)

Bedroom Two

11' 1" Widest x 11' 11" Widest (3.38m Widest x 3.63m Widest)

Bedroom Three

9' 3" Widest x 8' 7" Widest (2.82m Widest x 2.62m Widest)

Bathroom

Garage

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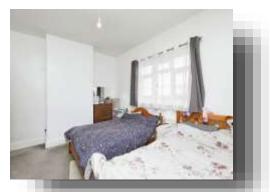
- **End-of-Terrace House**
- Three Bedrooms
- Garage & Courtyard
- Two Receptions
- Located Close to Derby City Centre

Tenure: Freehold EPC Rating: D

This imposing three bedroom end-of-terrace house is located on Byron Street, close to Derby City Centre and other excellent amenities including schooling.

Comprising in brief of a long L-shaped hallway with storage cupboard under the stairs rising to the first floor. The ground accommodation offers two generous reception rooms and a fitted kitchen with electric double oven and gas hob, boiler, space for multiple appliances and finally access into an enclosed front courtyard concealed behind wooden gates. The first floor has a landing connecting three bedrooms, two of double size, and finally a fully tiled bathroom fitted with a white suite comprising of a toilet, basin and bath with shower over. The property also offers a garage for additional storage or parking with electric door and internal power supply.

£190,000







Stonehill Nursery School St. Chads Rd Rawdon Coccle Lower Dale Rd

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Please note the marker reflects the postcode not the actual property



Property Ref: DBY118596 - 0008 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 is 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 quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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