

£160,000



This property at a glance:



2



2



1



1



D



Watch the video



# Dean Street, Derby



## Mikaela says:

*"This home is in a great location for anyone who works in the city. It's close to bus routes and amenities which is great. The driveway parking is a real bonus in this area too. Inside, there's a well equipped kitchen which has access into the garage conversion which is a great extra reception room. The seller has still left some room at the front of the garage for storage though which is fantastic. The main living room is to the rear of the property and is very spacious and bright. The sliding doors out to the low maintenance suntrap garden are a lovely feature. The stairs lead up from the living room, where you'll find a spacious master bedroom with fitted storage, a good sized second bedroom and a family shower room. There's some useful storage on the landing too. This home would make a great choice for a first time buyer or an investor looking to buy in the heart of Derby"*



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# Dean Street, Derby



## Did you spot...

*The garage has been converted into an additional reception room*



## A message from the seller:

*"Selling this house will be a big step for me as it was the first house I had ever bought. I did live within for a short while, then it turned into an investment property where I rented it to a lovely couple, whom I've never had an issue with for 15 years. The property is roughly 30 years old. It has good loft space, with lights and easy access. The catchment primary schools are Bishop Lonsdale and Firs Primary School, the secondary schools being Derby Cathedral school, Murray Park and Bemrose. We have amazing neighbours, who have been a familiar friendly face for years. We have many corner shops in walking distance to the property as well as a Hairdressers, Pharmacy, and a Chip-Shop just around the corner. There's 2 parks, Rykneld and Stockbrook park close-by. City centre and Royal Derby hospital are also walking distance. And allotments just behind the garden, which is lovely to look over at in the spring time, from the bedroom windows. Over the years we've had much done to the house, however recently we've freshly painted the walls, fitted in new flooring for the living room, had new carpet fitted onto the stairs and passage way, and extended the kitchen into the unused garage space for more dining and social space."*





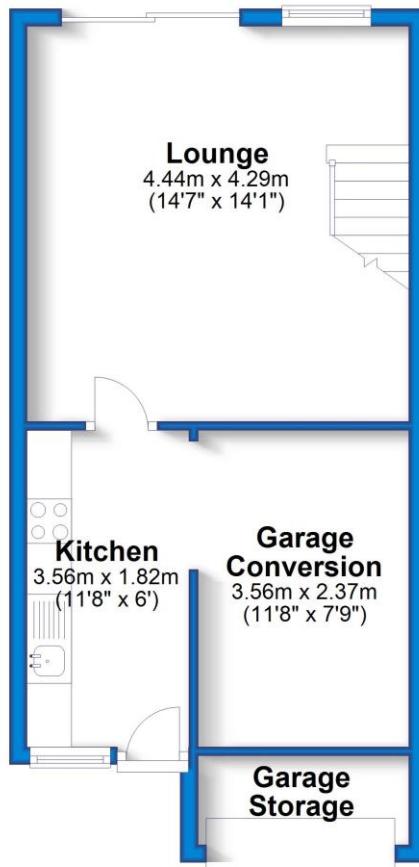
# Floor Plan



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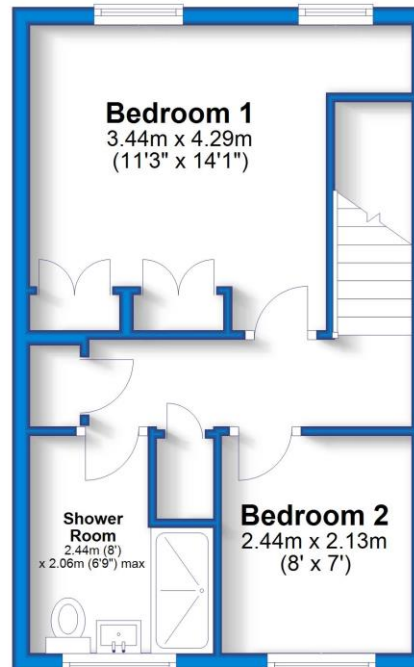
## Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



Total area: approx. 67.7 sq. metres (728.3 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





200+ 5 star Google Reviews



## Key Features:

- 2 BEDROOMS
- EPC D
- GENEROUS LIVING SPACE
- SUNTRAP GARDEN
- GARAGE CONVERSION WITH SOME REMAINING STORAGE SPACE
- CLOSE TO CITY CENTRE



## About the area:

Dean Street is located near the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. As well as this, less than a 2 minute walk away is the bus stop which gives easy access into the City Centre, Bus Station and Train Station as well as access to the Royal Derby Hospital. Also, within proximity to the property, there is Markeaton Park and easy access to the A38 leading to both the M1, A52 and A50 making it a great spot for commuters.



## Schools:



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

