

17 Crosby Street, Derby, DE22 3NY

Offers Around £145,000

Freehold



- Conveniently Located
- Traditional Mid-Terrace
- Alleyway & Private Entrance Hall
- Lounge
- Dining Room
- Fitted Kitchen
- Externally Accessed Utility
- Two Double Bedrooms & Bathroom
- Good Sized Rear Garden
- Close to Amenities





Summary

This is a traditional, two bedroom, mid-terrace residence occupying a convenient location closer to Derby City centre.

The property features a shared alleyway, entrance hall, two reception rooms, kitchen and externally accessed utility/lean to. The first floor accommodation features two good sized bedrooms and a bathroom.

Outside, there is a good sized garden with patio area, lawn and gravelled seating area.

F&C

The Location

The property's location offers easy access to a full range of amenities in Derby City centre as well as leisure activities, restaurants, train station and retail parks.

Accommodation

Ground Floor

Hallway

A double glazed door provides access to hallway with staircase to first floor.

Lounge

13'2" x 12'1" (4.02 x 3.69)

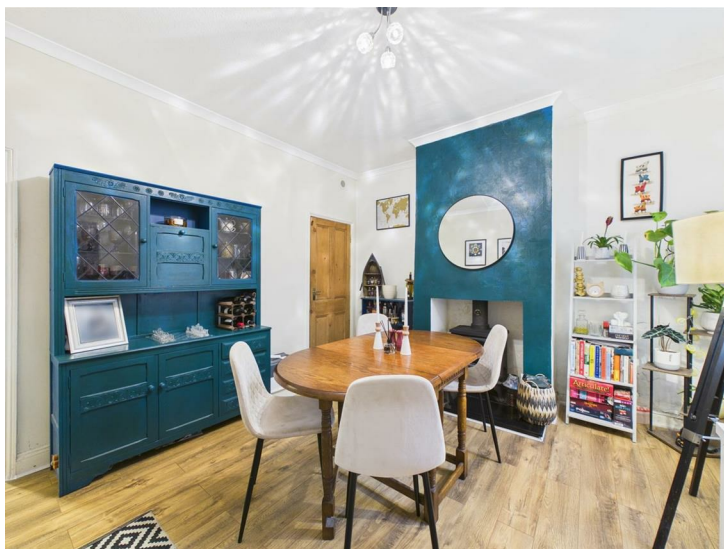
Featuring a fireplace with decorative surround and gas fire, central heating radiator, decorative coving and window to front.



Dining Room

13'3" x 11'11" (4.04 x 3.65)

With chimney breast incorporating burner, central heating radiator, decorative coving, door to cellar and window to rear.



Kitchen

11'6" x 6'7" (3.52 x 2.02)

Comprising roll edged worktops with tiled surrounds, stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob, built-in oven, extractor hood, appliance based suitable for fridge and dishwasher, central heating radiator, windows to side and rear and door to garden.



Utility/Lean To

7'4" x 6'3" (2.24 x 1.91)

Having plumbing for washing machine and space for further appliance.

First Floor Landing

11'11" x 3'2" (3.64 x 0.98)

A semi-galleried landing with feature balustrade.

Bedroom One

14'2" x 12'1" (4.33 x 3.69)

With central heating radiator, decorative coving, picture rail, stripped wooden floorboards and window to front.



Bedroom Two

11'8" x 9'3" (3.56 x 2.82)

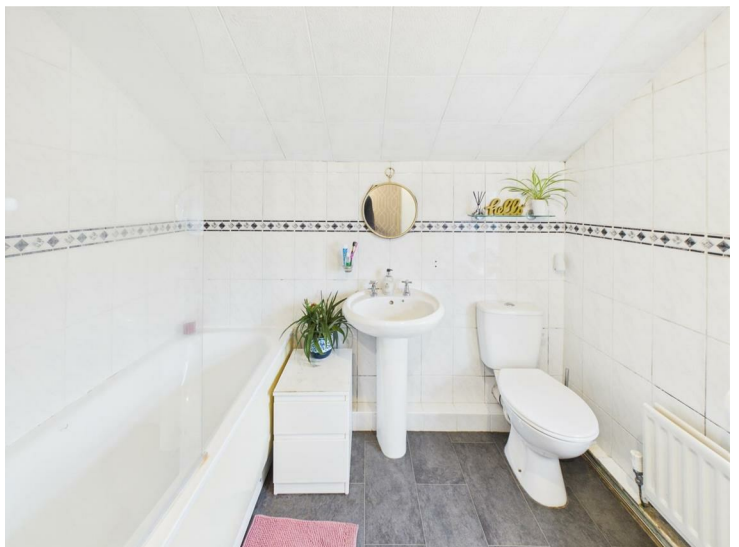
Having a central heating radiator and window to rear.



Bathroom

8'4" x 7'11" (2.56 x 2.42)

Appointed with a low flush WC, pedestal wash handbasin, bath with shower over, airing cupboard, central heating radiator and window to rear.



Outside

To the rear of the property there is a long garden with patio, lawn and gravelled seating area.



Council Tax Band A



Approximate total area[®]
459 ft²
42.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area[®]
423 ft²
39.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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17 Crosby Street
Derby
DE22 3NY

Council Tax Band: A
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

