



75 Peel Street
Derby
DE22 3GJ

Price
£145,000

- Gas fired central heating
- Upvc double glazing
- A wealth of charm and character throughout
- Many original features
- Entrance hall
- Sitting room and dining room
- Kitchen
- Two double bedrooms to first floor
- Family bathroom with full suite and shower
- Feature extensive rear garden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Sold with no upward chain and vacant possession this is an excellent opportunity to acquire a spacious two double bed roomed terraced property boasting both gas fired central heating and sealed unit double glazing.

Internally the property provides lounge to the front, cellar, rear dining room and well appointed kitchen. First floor landing provides access to two double bedrooms and a family bathroom.

To the rear of the property is a well stocked, mature longer than average garden.

LOCATION

The property's situation off Ashbourne Road the west end of Derby and is highly sought after being extremely convenient for ease of access to Markeaton Park, Derby University, the city centre, excellent transport links including the A38 and the A52.

ACCOMMODATION

ENTRANCE HALL

with original tiled flooring. Period coving. Central heating radiator. Access to useful cellar. Doorway leads to:

SITTING ROOM

3.65m x 3.22m (11'11" x 10'6")

with feature fireplace. Double central heating radiator. Upvc double glazed window to the front.





DINING ROOM / SECOND SITTING ROOM

4.29m x 3.68m (14'0" x 12'0")

with feature fireplace. Central heating radiator. Sealed unit double glazed window to the rear. Doorway leads to:

FITTED KITCHEN

2.56m x 2.41m (8'4" x 7'10")

having a range of fitted base wall and drawer units, matching cupboard and raver fronts with roll edged granite effect laminated preparation surfaces with circular inset sink unit, draining board and chrome mixer tap. Tiled splashbacks.

Integrated electric oven and built-in four ring gas hob with stainless steel extractor hood over. Plumbing suitable for an automatic washing machine. Central heating radiator. Upvc double glazed windows to both rear and side elevations. Glazed and panelled door provides access to the rear garden.

FIRST FLOOR

BEDROOM ONE

4.25m x 3.68m (13'11" x 12'0")

with central heating radiator. Built-in cupboards / wardrobe. Upvc double glazed window to the front.

BEDROOM TWO

3.64m x 3.31m (11'11" x 10'10")

with central heating radiator. Upvc double glazed window to the rear.



BATHROOM

2.94m x 2.55m (9'7" x 8'4")

with full suite in white comprising low flush WC, pedestal wash hand basin and shower bath with thermostatic mixer shower over. Wood grained effect vinyl flooring. Central heating radiator. Useful storage cupboard. Obscure double glazed window to the rear.

OUTSIDE

A true feature is the extensive well stocked rear garden.

COUNCIL TAX BAND

Derby City Council - Tax Band A

DIRECTIONAL NOTE

From Derby proceed west out of city along Friar Gate which becomes Ashbourne Road eventually turning left into Surrey Street and right into Peel Street. The property will then be located on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office
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