

SCARGILL
MANN & CO

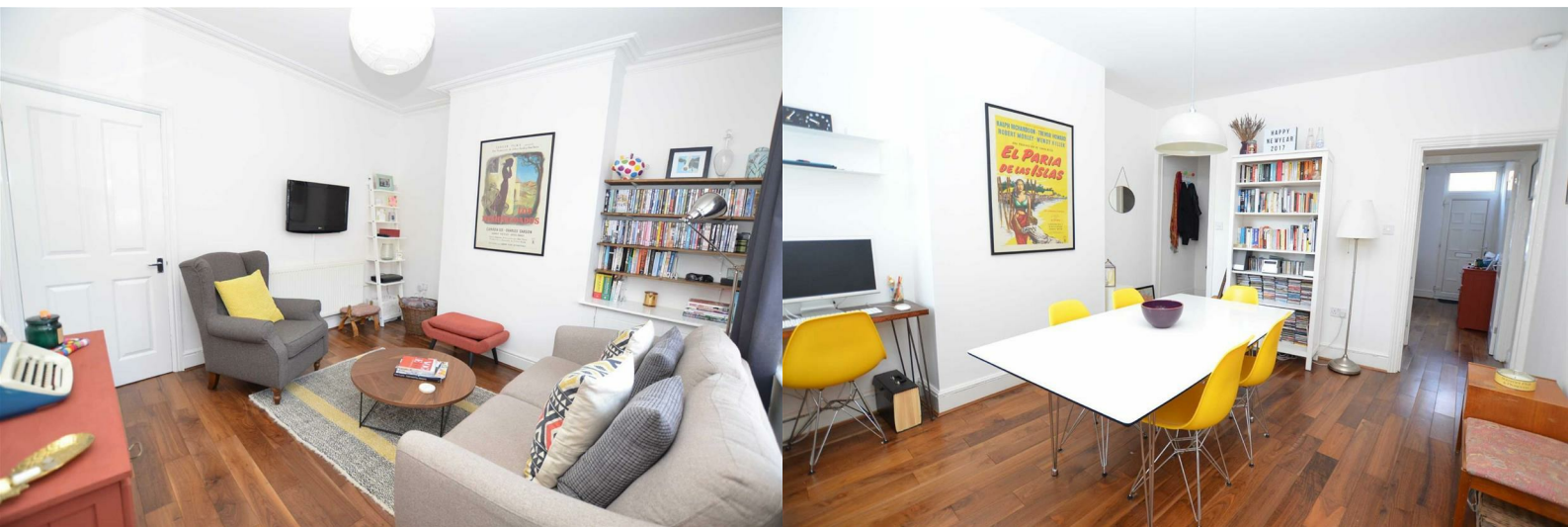
EST. 1995



13 Kirk Street

Chester Green, Derby, DE1 3SB

£925 Per Calendar Month



13 Kirk Street

Chester Green, Derby, DE1 3SB

£925 Per Calendar Month



GENERAL INFORMATION

A beautifully presented, two double bedroom mid-terraced property of style and character located in a convenient and sought after position within the Chester Green area with easy access to the city centre, Darley Abbey and Little Eaton.

The property is constructed of brick beneath a tiled roof with the front elevation being relieved by matching windows, stone lintels and sills. The property has the benefit of gas central heating, double glazing and in brief comprises lounge, inner lobby, dining room, fitted kitchen, first floor passage landing giving access to two generous double bedrooms and a beautifully appointed bathroom with white three piece suite.

To the rear of the property is a fully enclosed low maintenance landscaped garden with gravelled beds, raised level planting beds, paved patio area and raised level timber decked area.

The property has the benefit of on street car parking controlled by permit parking.

LOCATION

The property is located in the highly sought after Chester Green, which is a noted historic area of Derby renowned for its Roman origins and is a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the intu shopping centre, state of the art cinema and leisure centre on Queen Street.

Darley fields recreational ground, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property.

The property is convenient for swift travel to both the city's bus, railway station and the nearby A38, A52 heading to the M1 Motorway.

The location is also convenient for Pride Park, University of Derby, The Royal Derby Hospital and Rolls-Royce.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE

UPVC double glazed door into:

LOUNGE

12'7" reducing to 12'0" x 12'0" (3.84 reducing to 3.68 x 3.66)

Fitted with a beautiful engineered walnut wood floor, central heating radiator, TV point, ornate coving to ceiling, built-in storage cupboard housing the gas meter and shelving into the recess, UPVC double glazed window to the front elevation and door into:

INNER LOBBY

With engineered walnut wood floor, wall mounted heating control, open archway leading to the dining room, access to an understairs storage cupboard housing the wall mounted fusebox with shelving and built-in light.

DINING ROOM

11'8" reducing to 11'5" x 11'10" (3.58 reducing to 3.48 x 3.63)

Fitted with beautiful engineered walnut wood floor, central heating radiator, telephone point, archway with staircase leading to the first floor landing, smoke alarm, panelled doorway giving access to the kitchen and a wood unit double glazed window to the rear elevation.

FITTED KITCHEN

15'3" x 6'7" reducing to 4'7" (4.65 x 2.03 reducing to 1.40)

Space for a low level fridge, stainless steel Lamona electric oven, stainless steel gas four ring hob and extractor canopy over, oak effect laminate flooring, central heating radiator, UPVC double glazed window to the rear elevation and side and UPVC double glazed doorway to the side elevation with UPVC obscure double glazed window above.

TO THE FIRST FLOOR

PASSAGED LANDING

DOUBLE BEDROOM ONE

15'8" into recess x 12'2" (4.78 into recess x 3.71)

Fitted with central heating radiator, TV point and two UPVC double glazed windows to the front elevation.

Tel: 01332 206620

DOUBLE BEDROOM TWO

12'0" x 12'0" into the recess (3.68 x 3.68 into the recess)

Fitted with central heating radiator, built-in storage cupboard with loft access and UPVC double glazed window to the rear elevation.

BATHROOM

8'11" x 6'0" (2.72 x 1.83)

Fitted with a three piece suite comprising pedestal wash hand basin with mono-bloc mixer tap, panelled bath with shower mixer attachment and glass shower screen, low level WC, partial tiling to the walls, ceramic tiled floor, modern chrome ladder style heated towel rail, boiler cupboard housing a wall mounted Sabre combination boiler, extractor fan and UPVC obscure glazed window to the side elevation.

OUTSIDE & GARDENS

There is a delightful enclosed landscaped garden to the rear with gated access from a shared passageway with concrete block outdoor seating area leading to a generous gravelled bed with paved patio area, raised level planting beds retained by painted railway sleepers and a raised level timber decked area. The garden is enclosed by a wall and fence panelled boundary.

DIRECTIONAL NOTE

Leave Derby City centre along Mansfield Road. At the roundabout proceed straight-ahead, which is the continuation of Mansfield Road, passing Chester Green's open green on the left hand side. At the second mini roundabout turn left onto Old Chester Road. Off Old Chester Road take a left hand

turning into Kirk Street and the property is located on the left hand side as denoted by our 'To Let' board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 7th September 2026.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Rent: £925 pcm

Holding Deposit: £1,067 (1 Week taken on application)

Security Deposit: £213 (5 Weeks)

Council Tax Band: A – Derby City

Property construction: Brick & Tile

Parking: On Street Parking (Permit)

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 206620.



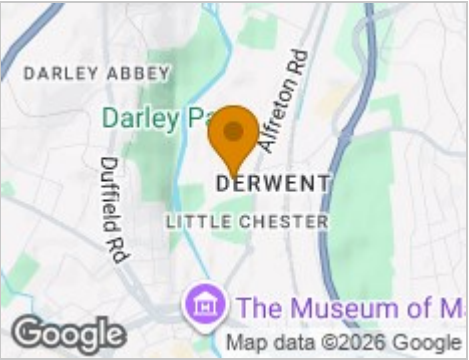
Road Map



Hybrid Map



Terrain Map



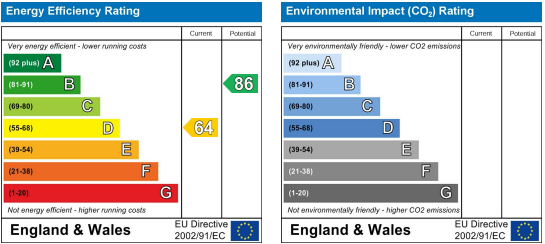
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.