



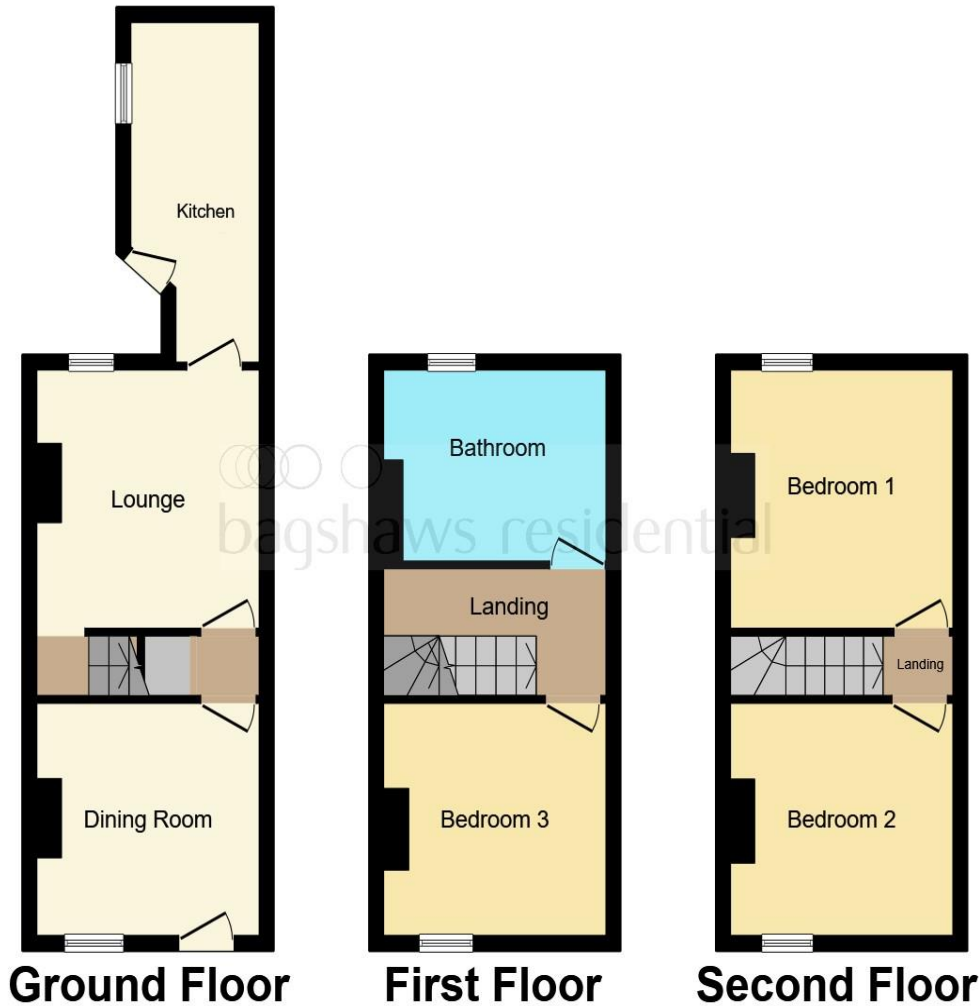
**Arthur Street, Derby, DE1 3EF**

**welcome to**

**Arthur Street, Derby**

This spacious three-bedroom mid-terrace home on Arthur Street, Derby, offers modernised and versatile accommodation spread across three floors. Also boasting two reception rooms, a modern kitchen, a large four-piece bathroom, a private rear garden with outbuildings.





### Dining Room

10' 4" MAX x 10' 1" MAX ( 3.15m MAX x 3.07m MAX )

### Living Room

11' 3" MAX x 10' 3" MAX ( 3.43m MAX x 3.12m MAX )

### Kitchen

14' 9" MAX x 5' 8" MAX ( 4.50m MAX x 1.73m MAX )

### Bedroom 1

10' 5" MAX x 10' 2" MAX ( 3.17m MAX x 3.10m MAX )

### Bathroom

10' 5" MAX x 8' 4" MAX ( 3.17m MAX x 2.54m MAX )

### Bedroom 2

10' 4" MAX x 10' 2" MAX ( 3.15m MAX x 3.10m MAX )

### Bedroom 3

11' 3" MAX x 10' 4" MAX ( 3.43m MAX x 3.15m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Arthur Street, Derby

- Three-bedroom mid-terrace home
- Two reception rooms offering flexible living space
- Modern kitchen with garden access
- Spacious four-piece family bathroom
- Private rear garden with patio, lawn, and outbuildings

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£180,000**



Situated in the sought-after Five Lamps area of Derby, this spacious three-bedroom mid-terrace home offers excellently proportioned, versatile accommodation spread over three floors. The property has been revamped by the current owners to include a full redecoration, new flooring, refreshed external paintwork, as well as a modern kitchen, uPVC double glazing and heating system. This home is ready to move into.

Upon entering, you are welcomed into a bright reception room with a small internal lobby with under-stairs storage, at the rear is a cosy lounge that provides access to the staircase and a view to the garden. The modern kitchen is positioned at the back of the home, fitted in a galley style with space for appliances, and provides direct access to the rear garden. Outside, there is a small enclosed courtyard providing access to an outside toilet and storage cupboard, and gated access to the enclosed lawned garden beyond. The first floor boasts a spacious double bedroom to the front and a large four-piece family bathroom at the rear with roll-top bath and large shower enclosure. The second floor provides two further well-sized double bedrooms.

Arthur Street benefits from excellent access to the City Centre, Duffield Road amenities as well as the train station, A6 and A52 transport links, and walking distance to the beautiful Darley Park.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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