



Redshaw Street
Derby

Offers Over £170,000

AKS

Redshaw Street

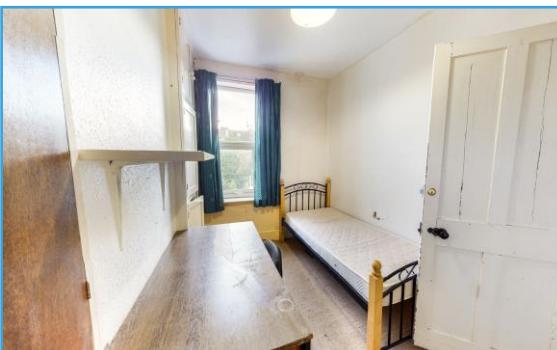
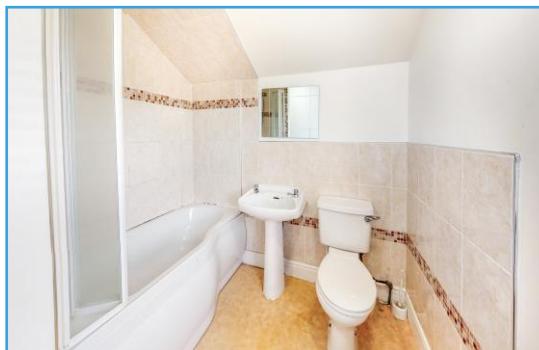
Derby

Having been previously let as a four bedrooms student property, this home is situated close to local amenities and within walking distance of Derby City Centre this house has two reception rooms, a dining room, a kitchen and three bedrooms, perfect for an investor.

On entering the property the long hallway leads to the two great sized reception rooms, the one to the front was previously let as a bedroom and the second reception room has sliding doors out onto the garden. This then leads through to the dining area, there is a large space under the stairs for storage. The kitchen is to the back of the property and looks out over the back garden. There is also the benefit of a downstairs WC. Upstairs the Master bedroom is a great size and has fitted wardrobes, there is a further double bedroom with fitted wardrobes and a good sized single

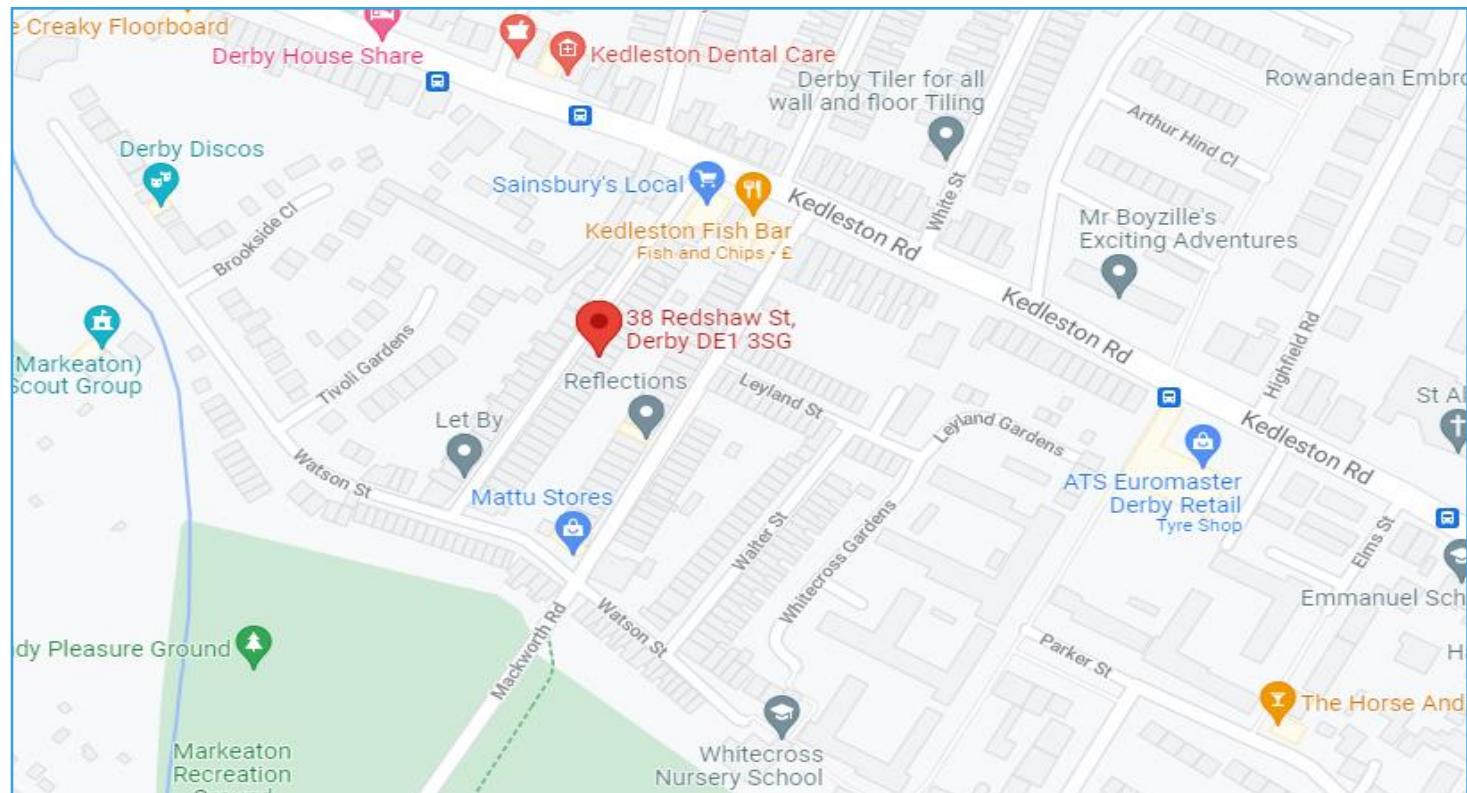
bedroom. The bathroom comprises of a bath with shower over, a sink and WC. Outside there is a path to the side of the house which leads down to the back of the house. The enclosed back garden is low maintenance and is accessible from the kitchen and second reception room. The property is also fitted with solar panels.

Why you will love this home - Within walking distance of the city centre, and this house is a fantastic opportunity for an investor!

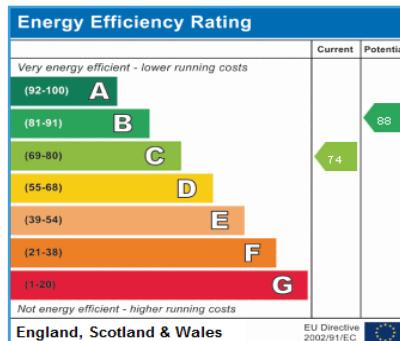


Redshaw Street Derby

Redshaw Street is located within the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. The University of Derby is within walking distance to the property as well as the university bus transport linking the campuses. 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.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

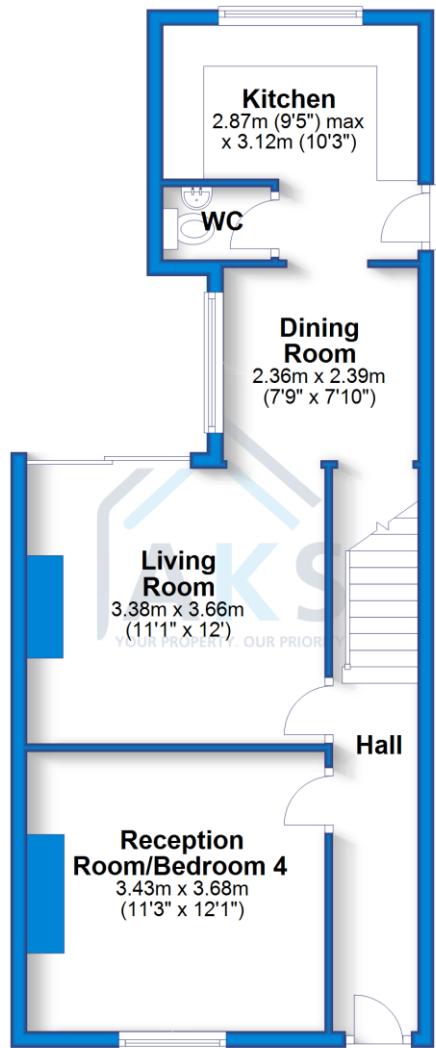
If you're thinking of selling, we'd love to help you.



The Floor Plan

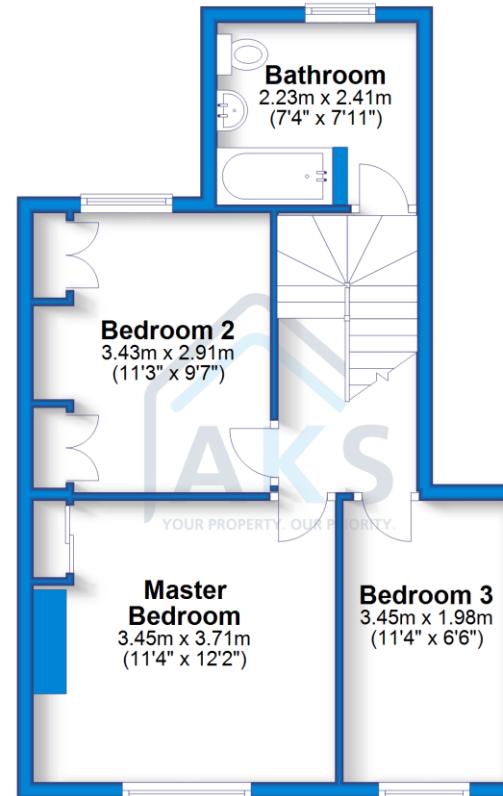
Ground Floor

Approx. 47.3 sq. metres (509.7 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 90.1 sq. metres (970.2 sq. feet)

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The Property
Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.