



£140,000

Clay Street, Shirland DE55 6BG

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Viewing Highly Recommended
- Ideal First Home
- Village Location and Close To Local Amenities
- Available with No upward chain
- Investment Opportunity
- Ideal for access to A38 & M1

## Property Description

Derbyshire Properties present this two bedroom terraced property in sought after village of Shirland. Boasting two double Bedrooms, the property makes the perfect first home or investment. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties present this two bedroom terraced property in sought after village of Shirland. Boasting two double Bedrooms, the property makes the perfect first home or investment. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room and Kitchen to the first floor with two double Bedrooms and the family Bathroom to the first floor. Externally, the property features rear courtyard ideal for relaxing bordered by timber fencing and brick walls.

### Lounge

3.63m x 3.33m (11' 11" x 10' 11") Accessed via composite door to front elevation with double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Dining Area

3.68m x 3.61m (12' 01" x 11' 10") Enjoying open aspect to the Kitchen space with wall mounted radiator, carpeted flooring and stairs rising to first floor.

### Kitchen

3.56m x 2.46m (11' 08" x 8' 01") Featuring a range of oak base cupboards and eye level units with complimentary worktops integrating electric oven, induction hob with accompanying extractor unit and stainless steel inset sink and drainer unit. Tiled flooring runs throughout whilst tiled splashback, double glazed Velux window to ceiling and UPVC double glazed door accessing rear enclosed garden complete the space.

### Landing

Accessing both Bedrooms and the family Bathroom.

### Bedroom One

3.66m x 3.35m (12' 0" x 11' 0") With double glazed window to the front elevation, TV aerial connection point and central heating radiator.

### Bedroom Two

3.66m x 2.79m (12' 00" x 9' 02" ) With double glazed window to the rear elevation, central heating radiator and built in cupboard with access to the loft space.

### Bathroom

With white three piece suite comprising: panelled bath with shower over, low level WC, pedestal wash hand basin, complementary tiling to the walls, double glazed window and central heating radiator.

### Outside

Externally, the property features rear courtyard ideal for relaxing bordered by timber fencing and brick walls.

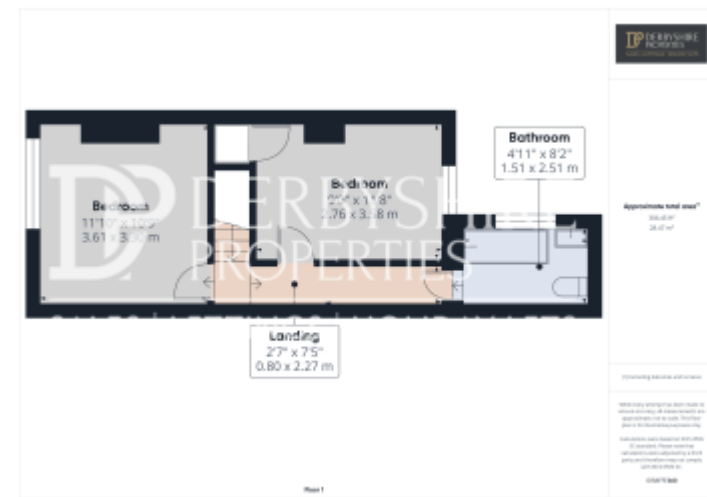
## Council Tax

We understand that the property currently falls within council tax band A, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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