



## Skitteridge Wood Road

MICKLEOVER, DERBY, DE22 4PD

- Three bedroom Semi- Detached
- Fully furnished to a high standard
- Langley Country Park
- Contemporary kitchen

**£1,300 PCM**

EPC Rating **81**





## Property Description

\* Fully furnished \* three bedroom semi-detached home at Langley Country Park, in the popular suburb of Mickleover. Excellent access to the A38/A50 and just two miles west of Derby city centre. The area benefits from a good range of local shops, including a large Tesco supermarket. There are also lots of nearby pubs and restaurants. Langley Country Park itself has a children's play area plus a Co-op local.

Mickleover is very close to all major employers around Derby, including Derby Royal Hospital, Bombardier, Rolls Royce and Toyota.

The property is done to a high specification throughout. It comprises entrance hallway, downstairs w/c, contemporary fitted kitchen and good-sized living room with understairs storage and patio doors on to the rear garden.

Upstairs there are two double bedrooms and a good sized single which is used as an office. The master bedroom has an en-suite shower room and built in



wardrobe, there is also a three-piece family bathroom.

Outside there is a low maintenance rear garden with small patio and lawn, to the front is off road parking for two cars.

UPVC double glazing throughout and gas central heating.

The property is furnished to a high standard.

Council tax band: C (Amber Valley Council)

Initial tenancy term: 12 months.

Available now

\* Local agent - Lettings Specialist \*

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: [www.assured-lettings.co.uk](http://www.assured-lettings.co.uk). These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes 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

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