

Ormskirk Rise, Spondon, Derby

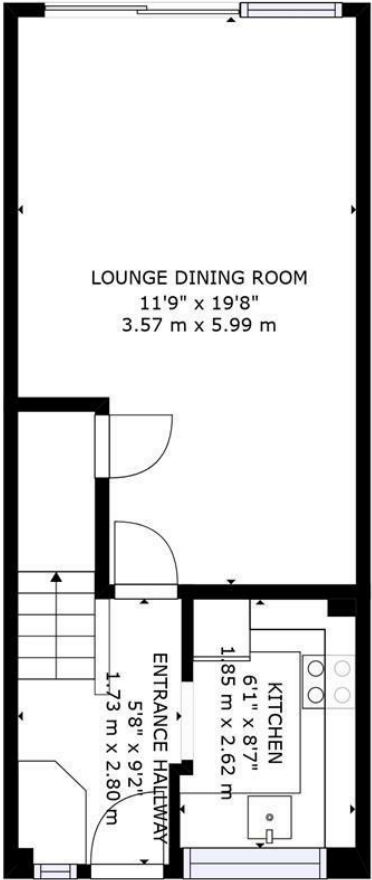


Ormskirk Rise, Derby, DE21 7NU

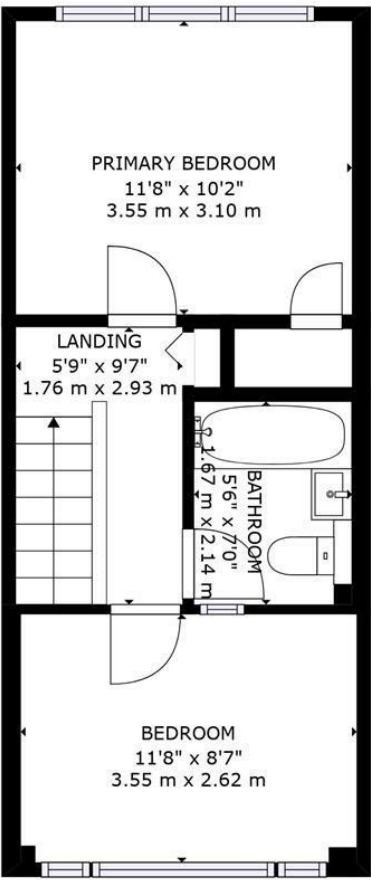
£895 Per month



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 340 sq. ft, 32 m², FLOOR 2: 339 sq. ft, 31 m²
TOTAL: 679 sq. ft, 63 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





TOWNHOUSE WITH SINGLE GARAGE - A deceptively spacious two double bedroom mid townhouse, set within this pleasant cul-de-sac position with views towards fields. The property has been presented to a tasteful neutral theme throughout and is located just a short walk away from an excellent range of local amenities and offers swift access to the A52 offering easy access to Derby and Nottingham. The property would be ideally suited to a professional couple and is available on an unfurnished basis.

The accommodation has the benefit from uPVC double glazing and gas central heating and in brief comprises: entrance hallway, fitted kitchen and spacious lounge dining room. The first floor landing leads to two well proportioned double bedrooms and a bathroom.

Outside, the property is well placed at the end of a cul-de-sac with access to a single garage. The property has gardens to the front and rear.

- Well Presented Mid Townhouse
- End of Cul-de-Sac Position
- Entrance Hallway, Kitchen & Spacious Lounge Dining Room
- Front Gardens, Rear Gardens and Single Garage
- Close to Excellent Amenities
- Ideal for Young Professionals
- Gas Central Heating & uPVC Double Glazing
- Two Double Bedrooms & Bathroom
- Views Towards Fields
- Available for Application Now





LOCALITY & AMENITIES

Spondon is a very popular village, which is situated approximately three miles east of Derby City centre. It offers an excellent range of local amenities including a shopping centre, regular bus services, cricket ground, public houses and fine restaurants. Good schooling at all levels including West Park. Spondon is also well known for being on the doorstep of the beautiful Locko Park.

The village is well placed for Derby and Nottingham having fast access onto the A52 leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Entrance through uPVC double glazed doorway into the hallway. Fitted with beech effect laminate flooring, staircase leading through to the first floor landing, central heating radiator, wall mounted electrical fuse box, smoke alarm and uPVC obscure double glazed window to the front elevation. Open archway access through to the kitchen and panelled door providing access through to the lounge / dining room.

Spacious Lounge Dining Room

19'8 x 11'9 (5.99m x 3.58m)

Fitted with beech effect laminate flooring, wooden dado rail, TV point and a useful under stairs storage cupboard. uPVC double glazed sliding patio doors giving access through to the rear garden.

Kitchen

8'7 x 6'1 (2.62m x 1.85m)

Fitted with a range of white high gloss units with brushed stainless steel handles, square edged marble effect laminated work surface over, stainless steel sink drainer unit with chrome mixer tap, space for an electric coven housing an electric double oven and grill with electric halogen four ring hob, there are ceramic tiled splashbacks, grey wood grain effect herringbone style vinyl flooring, low level appliance space for an automatic washing machine and uPVC double glazed window to the front elevation.

FIRST FLOOR

Landing

Staircase leading through to the first floor landing from the entrance hallway. The landing has loft access, double opening doors giving access to the wall mounted Ideal combination boiler and panelled doors giving access to both bedrooms and bathroom.

Primary Bedroom

11'8 x 10'2 (3.56m x 3.10m)

Fitted with built-in wardrobe, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)

Fitted with central heating radiator, built-in triple wardrobe, corner cupboard and uPVC double glazed window to the front elevation.

Bathroom

7'0 x 5'6 (2.13m x 1.68m)

Fitted with a white three-piece suite comprising concealed cistern low level WC, pedestal wash hand basin, panelled bath with a wall mounted Triton electric shower, ceramic tiled splashbacks, grey wood grain effect herringbone flooring and extractor fan.

OUTSIDE

Front Garden

Lawned front garden with pathway access to the front door.

Enclosed Rear Garden

The rear garden has patio area, area laid to lawn and planting beds.

Single Garage

The garage is a single garage in a block of garages located to the right of the property. This property has the use of the end garage with black garage door.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band

Time Scales & Status

The house is available from around 31st July and is offered on an unfurnished basis.

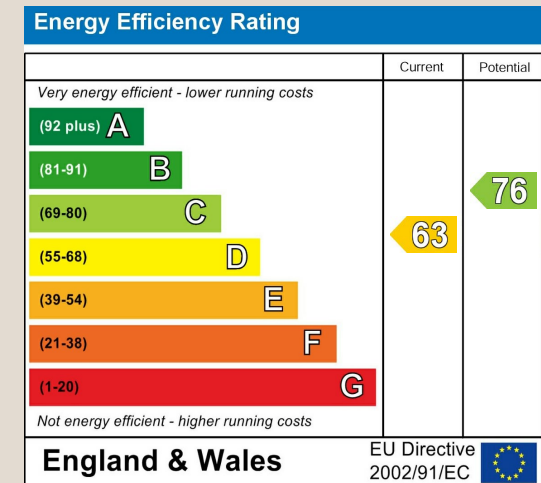
Reservation Fee & Deposit

Property Reservation Fee - One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit - 5 Weeks Rent



Energy Performance Graph



Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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