



CURRAN  
BIRDS  
+ CO

Bridgeness Road,  
£925 PCM





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT - A well-presented two-bedroom mid townhouse in a popular location within Heatherton Village, Littleover. This property offers a comfortable and neutral interior throughout, ideal for a small family or professional couple. Situated within the sought-after Littleover School catchment area, the home benefits from two parking spaces and an enclosed rear garden. With excellent transport links and proximity to local amenities, including the Royal Derby Hospital, this property provides an excellent living opportunity in a convenient and desirable area.





### The Detail

This two-bedroom mid-townhouse offers a thoughtfully designed layout with well-maintained living spaces. The ground floor comprises an entrance hallway leading to a spacious lounge with a box bay window, providing plenty of natural light. The open-plan dining kitchen, fitted with light oak effect units and stainless steel appliances, is ideal for everyday living and entertaining. French doors open from the kitchen to the private rear garden, perfect for outdoor relaxation.

Upstairs, the landing leads to two generously sized bedrooms, both featuring neutral décor and laminate flooring. The master bedroom includes built-in storage, making efficient use of space. The bathroom is fitted with a three-piece suite, including a bath with a shower screen, offering a practical and functional layout.

The property benefits from a combination boiler for efficient heating, and the uPVC double glazing ensures a quiet, energy-efficient home. Outside, the front driveway offers space for two vehicles, while the enclosed rear garden provides a safe and private space for outdoor living, with a paved patio area and well-maintained lawn.











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## The Location

Situated in the highly desirable Littleover area, this property enjoys close proximity to a variety of local amenities. A short walk will take you to Heatherton Village, where you'll find shops, cafes, and essential services. Littleover village centre is just a short distance away, with a supermarket, post office, and petrol station.

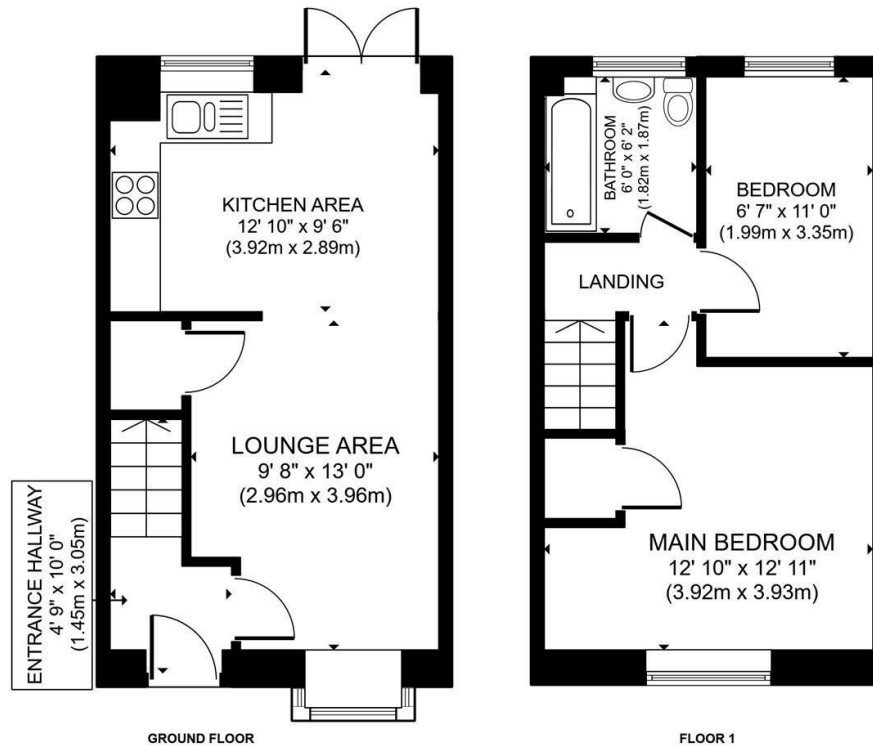
The property is within walking distance of Littleover Community School, making it an ideal location for families. For professionals, the Royal Derby Hospital, Rolls-Royce, and the University of Derby are all easily accessible, and there are excellent transport links to Derby city centre and the M1 via the A38 and A50.











GROSS INTERNAL AREA  
GROUND FLOOR 303 sq.ft. (28.1 m<sup>2</sup>) FLOOR 1 294 sq.ft. (27.3 m<sup>2</sup>)  
TOTAL : 597 sq.ft. (55.4 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## The Particulars

- Well-Presented Two-Bedroom Mid Townhouse In Heatherton Village
- Located Within The Catchment Area For Littleover School
- Spacious Lounge With French Doors Opening To A Rear Garden
- Modern Fitted Kitchen With Integrated Appliances And Ample Storage Space
- Two Good Sized Bedrooms, Perfect For A Comfortable Living Arrangement
- Family Bathroom With Contemporary Fixtures And Fittings
- Low-Maintenance Rear Garden, Ideal For Outdoor Relaxation
- Quiet Residential Area With Excellent Local Amenities And Transport Links
- Close To Rolls Royce, The Royal Derby Hospital, Toyota, And The University Of Derby
- Available Now

### Size

Approx 597.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

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Let's *Talk*

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