



## 6 Portland Street

Pear Tree, Derby, DE23 8PZ

**£895 Per Calendar Month**

A particularly spacious three bedroomed traditional end of terrace residence, gas central heating and double glazing, reception hall, front sitting room, separate dining room, spacious dining kitchen, guest cloakroom, three double bedrooms, well appointed family bathroom. Enclosed rear garden, walking distance to a wide range of facilities amenities. EPC Rating E. No smokers. Available from 1st November 2024.

- Brand new carpets
- Front sitting room
- Dining room
- Spacious dining kitchen
- Guest cloakroom
- Well-appointed family bathroom
- Enclosed rear garden
- Gas fired central heating
- UPVC double glazing
- Let & Managed by Scargill Mann & Co

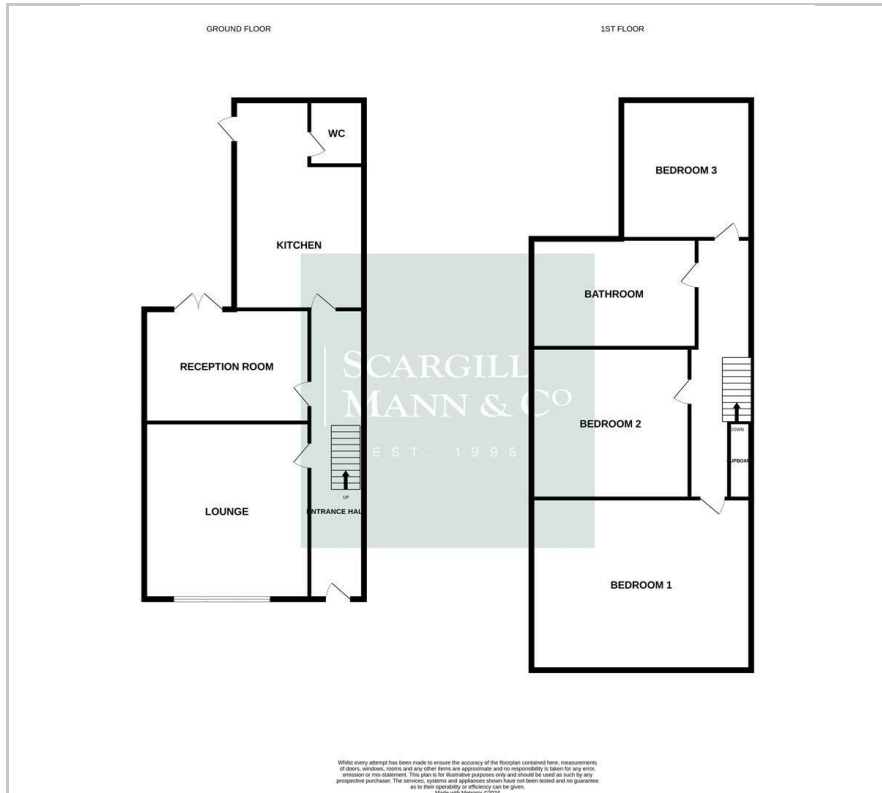
### Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

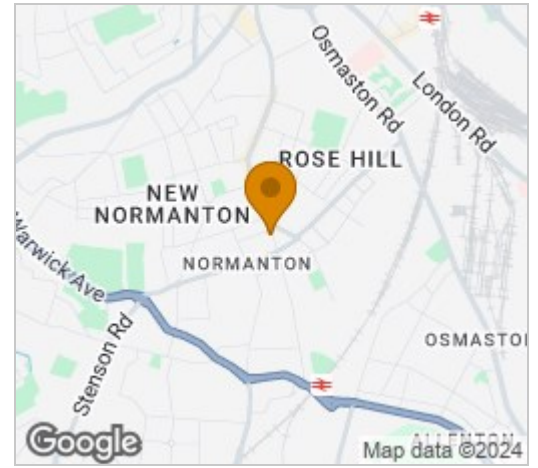




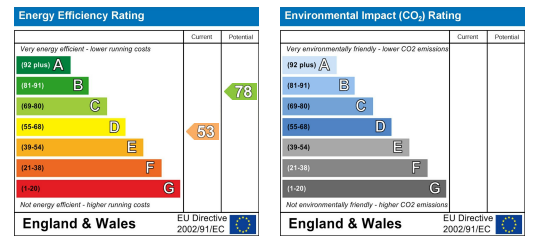
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.