



## 13 Seaton Close

, Derby, DE3 0QH

**£1,150 Per Calendar Month**

A three-bedroom semi-detached home in the popular area of Mickleover. The property benefits from three spacious reception rooms, a low maintenance garden and off-road parking. The property in brief; comprises of Entrance Hall, spacious living area with feature fireplace, dining room and extension which leads to the garden. Well-appointed kitchen with electric oven and four ring gas hob. To the first floor are two double bedrooms and one single. Modern bathroom which comprising of a shower cubicle with electric shower and separate hand held attachment over, low level w.c, pedestal wash hand basin with vanity unit. UPVC double glazed window, extractor fan and vinyl flooring. No smokers. Available from 21st March 2025.

- Semi-detached in a prime location
- Three reception rooms
- Off-road parking
- Low maintenance garden
- New carpets throughout
- 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.

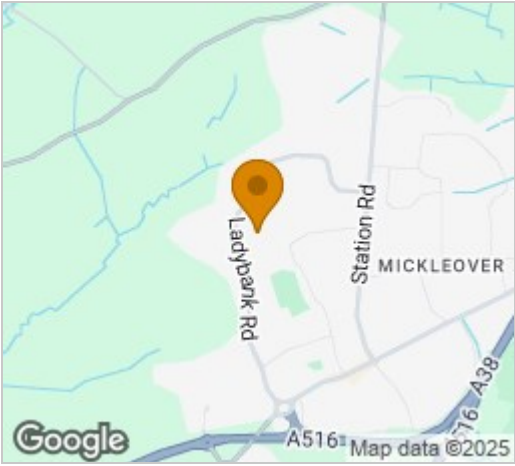




Floor Plan



Area Map



Energy Efficiency Graph



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