

## 3 Bed House - Semi-Detached

£995 PCM

📍 Wembley Gardens, Mackworth, Derby, DE22 4GR



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AVAILABLE IMMEDIATELY - UNFURNISHED - £229.61 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1148.07 REQUIRED AT COMMENCEMENT OF TENANCY, PLUS FIRST MONTHS RENT - WELL CARED FOR MODERNISED SEMI DETACHED HOME - POPULAR LOCATION - THREE BEDROOMS - NEWLY DECORATED AND CARPETED - COUNCIL TAX BAND A - ENERGY RATING

## Reception Hall



Having UPVC opaque double glazed entrance door, wood grain effect vinyl floor, radiator and staircase to first floor.

## Guests Cloak Room/WC



Having modern white low centre flush wc, part tiled walls and window to front aspect.

## Lounge/Dining Room 17'1" x 13'9" maximum (5.22 x 4.21 maximum)



Having a wooden fire surround with coal effect living flame fire, television connection point, radiator, UPVC double glazed French doors to rear garden and double glazed Georgian style bow window to front aspect.



## Fitted Kitchen 10'5" x 10'2" (3.18 x 3.10)



Having a range of shaker style wall and base cupboards with laminated working surfaces, free standing gas cooker, tiled splash backs, radiator, integrated larder fridge and freezer, space and plumbing for automatic washing machine, double glazed window to rear aspect and UPVC opaque double glazed door to garden.

## First Floor Landing

With access to roof space and double glazed window to front aspect.

## Bedroom One 13'8" x 10'0" (4.18 x 3.06)



Having a range of built in wardrobes,

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radiator and UPVC double glazed window to front aspect.

## Bedroom Two 10'0" x 10'5" (3.07 x 3.20)



Having a recessed airing cupboard housing the newly installed combination gas boiler, radiator and UPVC double glazed window to rear aspect.

## Bedroom Three 10'2" x 6'11" (3.12 x 2.11)



Having a radiator and double glazed window to front aspect.

## Bathroom



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, chrome heated towel rail and opaque double glazed window to side aspect.

## Outside



The property occupies a well tended mature plot at this popular address. To the front is a mature lawned garden with shrubbed borders. Gated access at the side leads to the rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, shrubs and outbuilding.

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