# 2 Bed House - Semi-Detached

**£1,050 PCM**

Danby Road, Littleover, Derby, DE23 3AR

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AVAILABLE IMMEDIATELY - PART FURNISHED IF REQUIRED (SOME PIECES OF FURNITURE ARE IN THE PROPERTY AND CAN BE LEFT ) - ££242.30 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT £1211.53 REQUIRED - ENERGY RATING C - COUNCIL TAX BAND B - STYLISH TWO BEDROOM SEMI DETACHED HOME - SOUGHT AFTER LOCATION - WELL EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES - USEFUL UTILITY ROOM EXTENSION TO REAR - TWO CAR PARKING AND LAWNED REAR GARDEN WITH LARGE STORAGE SHED.

**Reception Hall**
Having vinyl flor and stairs to first floor

**Guest's Cloakroom / Wc**
Having a modern white two piece suite.

**Fitted Kitchen 10'0" x 5'11" (3.07 x 1.82)**
Boasting a four burner hob, electric oven, extractor hood, larder fridge, freezer, dishwasher and washing machine.

**Lounge / Dining Room 14'3" x 12'10" (4.36 x 3.92)**
With vinyl floor, large storage cupboard, Tv and media connection points, UPVC double glazed French doors.

**Utiltiy / Sun Room 9'4" x 8'8" (2.87 x 2.65)**
With cold water tap, UPVC double glazed window and retractable sun canopy above.

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## First Floor

## Landing

## Bedroom One 12'10" x 9'8" (3.93 x 2.97)

With free standing wardrobe and drawer, radiator and UPVC double glazed windows.

## Bedroom Two 12'9" x 8'4" maximum (3.91 x 2.56 maximum)

With baulk head storage cupboard, radiator and two UPVC double glazed windows.

## Bathroom

With modern white three piece suite having mains fed shower over bath, heated towel rail and extractor.

## Outside

Having two car parking and established west facing rear garden with large storage shed.

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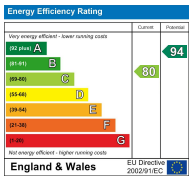


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