



Birchover Way

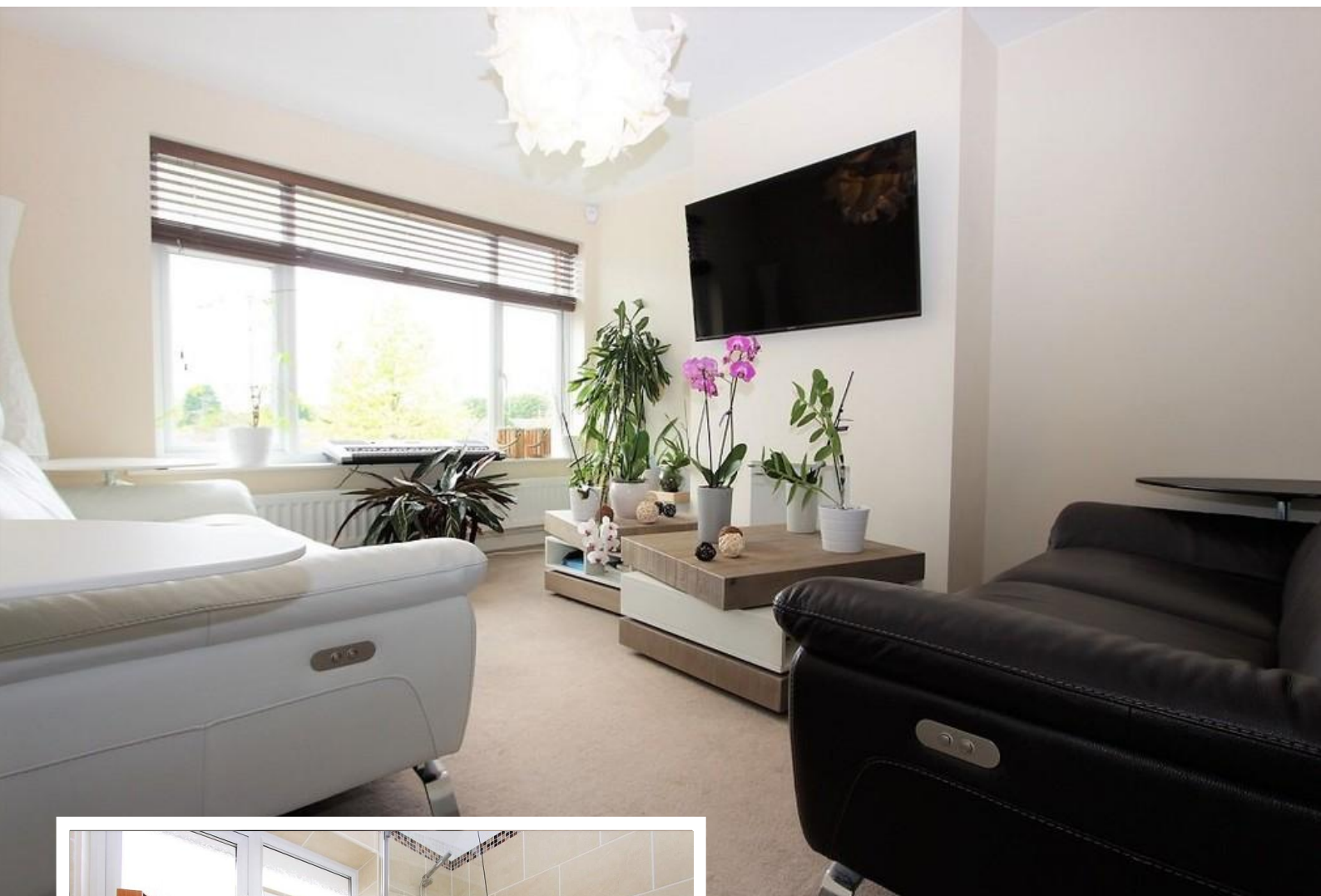
ALLESTREE, DERBY, DE22 2RW

- Three bedroom semi-detached
- Two reception rooms
- Contemporary throughout
- Large garden

£1250 PCM

EPC Rating **66**





Property Description

Three bedroom semi-detached house in the sought after location of Allestree. Excellent road links (A38A52/M1) and within close proximity to Derby city centre. The area is home to the popular Park Farm shopping centre which has over 50 stores including national retailers, cafes and boutiques.

The property comprises a spacious entrance hallway and a bright open living / dining room which opens out onto the rear garden.

Modern fitted kitchen including oven and hob and has lots of worktop space and cupboard storage.

Upstairs there are two double bedrooms and a good sized single. There is a modern three piece family bathroom suite with a shower over the bath.

Outside there is a rear three tier garden which is mainly laid to lawn and features a pebbled patio area. Good parking facilities including a driveway for three cars and a separate garage.





UPVC double glazing throughout and gas central heating.

Offered on an unfurnished basis.

Council tax band C (Derby City Council)

Available date: 17th November 2026

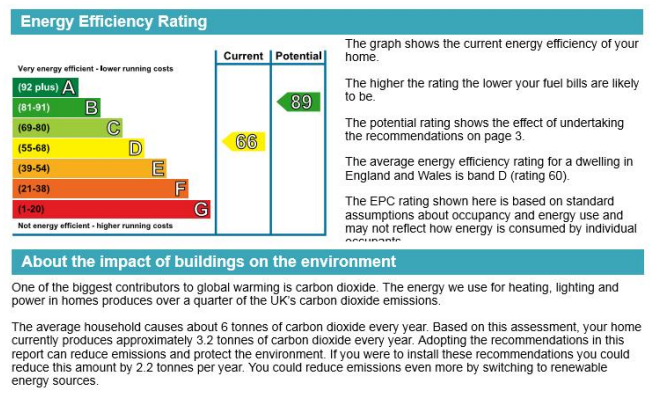
Deposit: £1,442

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract. Brochures.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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