



19 Warner Street
Mickleover
Derby
DE3 0GG

Per Calendar Month
£895 Per Calendar Month

- Upvc double glazing
- Sitting room with decorative fireplace
- Dining room with feature fireplace having decorative stove
- Modern well equipped kitchen
- Two double bedrooms to the first floor
- Well appointed family bathroom with full suite and shower
- Enclosed low maintenance rear garden with shed
- Well worthy of internal inspection
- Gas fired central heating

GENERAL INFORMATION

A two double bedroom traditional end terraced with gas fired central heating and UPVC double glazing. The accommodation briefly comprises, sitting room, dining room with feature fireplace having decorative stove, kitchen, to the first floor, two double bedrooms and family bathroom with full suite.

Enclosed low maintenance rear garden with shed.

LOCATION

The village of Mickleover provides a wide choice of amenities, including Tesco Supermarket, reputable public houses, and excellent bus links to and from Derby city centre. Other major link roads include the close by A38, A52 linking Derby to Nottingham, and the A50 providing swift onward travel in all directions, to the motorway network.

ACCOMMODATION

ON THE GROUND FLOOR





SITTING ROOM

3.50 x 3.49 (11'6" x 11'5")

With decorative fireplace, double central heating radiator, TV aerial point and upvc double glazed window to the front. Glazed and panelled entrance door.

DINING ROOM

3.49 x 3.48 (11'5" x 11'5")

With decorative feature fireplace incorporating a decorative stove. Original built in cupboards adjacent to the chimney breast. Upvc double glazed window to the rear and double central heating radiator. Doorway leads to useful cellar with power and lighting

FITTED KITCHEN

2.65 x 2.07 (8'8" x 6'9")

With wood grain effect laminate flooring and a range of recently fitted modern base, wall and drawer units having matching cupboard fronts and long bar chrome handles. Roll edge wood grain effect preparation surfaces with inset stainless steel sink unit and draining board with mixer tap. Built in four ring gas hob, integrated electric fan assisted oven, plumbing suitable for an automatic washing machine, complementary ceramic wall tiling, built in extractor hood with variable speed fan and lighting. Central heating radiator, upvc double glazed window to the side and obscure single glazed and panelled door provides access to the rear garden.

TO THE FIRST FLOOR

BEDROOM ONE

3.52 x 3.49 (11'7" x 11'5")

With decorative fireplace, double radiator, recess spotighting and upvc double glazed window to the front. Landing with radiator, leads to

BEDROOM TWO

3.53 x 2.59 (11'7" x 8'6")

With decorative fireplace, useful storage alcove and upvc double glazed window to the rear.

WELL APPOINTED BATHROOM

With full suite in white comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and wall mounted electric shower. Glazed shower screen, complementary ceramic wall tiling, centrally heated ladder style chrome towel rail, useful airing cupboard housing the combination boiler servicing the central heating and hot water systems. Wood grain effect laminate flooring and obscure double glazed window to the rear elevation.

OUTSIDE & GARDENS

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A low maintenance gravelled garden with patio can be found to the rear of the property along with a timber garden shed.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from end of February 2026.

PROPERTY RESERVATION FEE

1 week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move no. NO APPLICATION FEES !

DEPOSIT

5 Weeks Rent.

VIEWINGS

Viewing by appointment through Scargill Mann & Co on 01332 206620.

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Unit 17 Eastgate Business Centre
Eastern Avenue
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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