AUSTIN PROPERTY
MANAGEMENT SERVICES LTD

94 Church Close Ingleby Road

Stanton-By-Bridge, Derby, DE73 7GH

£1,500 Per Month

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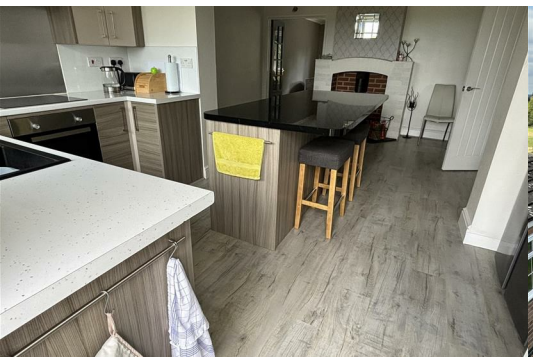
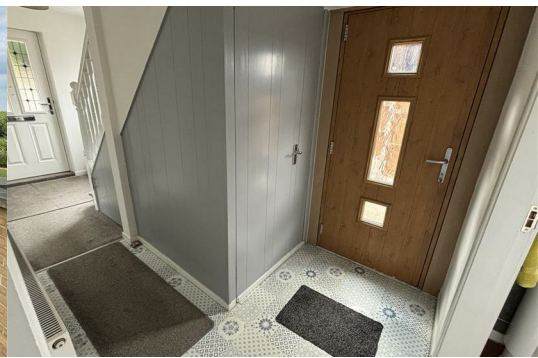
A modernised 3 bedroomed, unfurnished semi-detached house with oil central heating, upvc dbl glazing, ample parking & garage. The Acc. comprises: entrance hall, lounge, dining kitchen, utility, shower room, 3 beds (2 dbls & 1 single) & bathroom. To the rear is a lovely garden with stunning views.





The Accommodation comprises:

Composite part glazed front entrance door to -

Entrance hall
with upvc double glazed window to side, single central heating radiator and smoke alarm. The flooring is part grey fitted carpet and part tile effect vinolay flooring. Two understairs storage cupboards.

Lounge
13'8" x 11'3" (4.17m x 3.43m)
with upvc double glazed window to front with curtain pole, single central heating radiator, open fire and grey fitted carpet.

Dining kitchen
20'2" x 13'8" (6.15m x 4.17m)
with range of base and wall units, white flecked rolled edge worktops with matching upstands and inset 1 ½ bowl composite sink and drainer unit. Black flecked square edge worktop on kitchen island Integrated appliances Single electric oven with electric hob and extractor hood over. Upvc double glazed window to rear, double central heating radiator and grey laminate flooring.

Utility
7'9" x 5'0" (2.36m x 1.52m)
with range of drawers and wall units with rolled edge worktops over. Upvc double glazed window to rear, oil boiler and tile effect vinolay flooring.

Downstairs shower room
with 3 piece white suite consisting of a vanity hand washbasin, concealed cistern w.c, shower cubicle with tiled surround and electric. Upvc double glazed obscured window to side, chrome towel radiator and tiled flooring.

Stairs & landing
with upvc double glazed window to side, smoke alarm, loft access, airing cupboard and grey fitted carpet.

Bedroom 1
12'1" min x 9'5" (3.68m min x 2.87m)
with upvc double glazed window to rear with curtain pole, single central heating radiator and grey fitted carpet.

Bedroom 2
11'3" x 11'0" min (3.43m x 3.35m min)
with upvc double glazed window to front with curtain pole, single central heating radiator, fitted cupboard and beige fitted carpet.

Bedroom 3
8'7" x 8'2" (2.62m x 2.49m)
with upvc double glazed window to front with curtain pole, single central heating radiator, small fitted cupboard and beige fitted carpet.

Bathroom
with 3 piece white suite consisting of a vanity washbasin, concealed
cistern w.c and panelled bath with tiled surround. Upvc double glazed obscured windows to side and rear, single central heating radiator and laminate effect vinolay flooring.

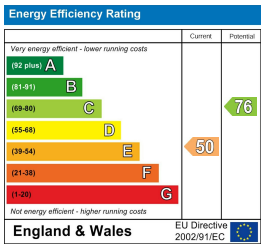
Outside
To the front of the house is a driveway providing parking for several cars and a detached 1 ½ length garage.
To the rear is a small patio and a lovely lawned area, with stunning views overlooking fields.

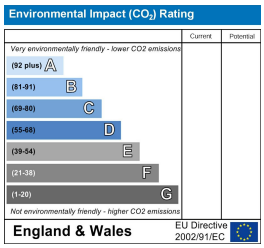
Additional information
HOLDING DEPOSIT £345.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Area Map

Floor Plans

Energy Efficiency Graph





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