TRAFFORD WAY, LITTLEOVER, DERBY

PRICE £970 PER MONTH

2 BEDROOM | 1 BATHROOM | 2 RECEPTION

WELCOME TO TRAFFORD WAY

AVAILABLE IMMEDIATELY – A well presented two bedroom semi-detached home situated in a popular and established residential location. The property offers spacious and well proportioned accommodation including a modern fitted kitchen, generous lounge/diner, two bedrooms and a family bathroom. Externally, there is a private enclosed rear garden with decking, together with a driveway providing parking for two vehicles. Offered unfurnished and benefiting from gas central heating and UPVC double glazing, this property would make an excellent home for a professional couple or small family. Early viewing is highly recommended.

THE DETAIL

AVAILABLE IMMEDIATELY – TWO BEDROOMS – TWO PARKING SPACES – PRIVATE REAR GARDEN

Situated within a quiet cul-de-sac on a mature residential development, this two bedroom semi-detached home offers well-proportioned accommodation throughout and is available to move into immediately.

The property is entered via a welcoming reception hall with stairs rising to the first floor and access through to the main living accommodation.

The modern fitted kitchen is positioned to the front of the property and features a range of wall and base units, integrated four ring gas hob with electric oven and grill, wall mounted combination boiler and space and plumbing for a washing machine and fridge freezer.

To the rear is a particularly spacious lounge/dining room, providing an excellent everyday living and entertaining space. The room benefits from a gas fire with feature surround, two radiators and UPVC double glazing, with sliding patio doors opening directly onto the rear garden.

To the first floor are two good sized bedrooms, both benefiting from radiators and UPVC double glazing. Bedroom Two also benefits from useful storage space.

The accommodation is completed by a family bathroom fitted with a three piece suite and electric shower over the bath.

Externally, the property occupies a pleasant mature plot

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with an open plan lawned frontage and a private driveway providing parking for two vehicles. To the rear is an enclosed lawned garden with a useful decking area, providing an ideal space for outdoor seating and entertaining.

The property is offered unfurnished and benefits from gas central heating and UPVC double glazing throughout.

The Location

The property is situated in a popular residential location within a quiet cul-de-sac, offering a pleasant setting whilst remaining conveniently positioned for local amenities and everyday facilities. The surrounding area provides access to a range of shops, schools and leisure facilities, with excellent transport links making the property well suited to those commuting locally or further afield.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

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THE PARTICULARS

APPROX

721.19 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Available Immediately
- Two Bedroom Semi-Detached House
- Sought After Residential Location
- Spacious Lounge / Dining Room
- Modern Fitted Kitchen
- Private Enclosed Rear Garden
- Decked Outdoor Seating Area
- Driveway With Two Parking Spaces
- Gas Central Heating & Double Glazing
- Unfurnished

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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