



179 Shaftesbury Crescent , Derby, DE23 8NA

ABODE Lettings are pleased to offer this modern three-story, three-bedroom house, located on the outskirts of the city centre. The ground floor comprises of a spacious entrance hallway, leading to a contemporary kitchen/diner, a convenient downstairs cloakroom, and a lounge featuring impressive patio doors opening to a well-maintained rear garden. The first and second floors host three generously sized bedrooms, including a master bedroom with an en-suite shower room and a family bathroom with a white suite and shower over the bath. The property's prime location provides easy access to the city centre and boasts great local amenities, making it an ideal home for those seeking both modern living and urban convenience.

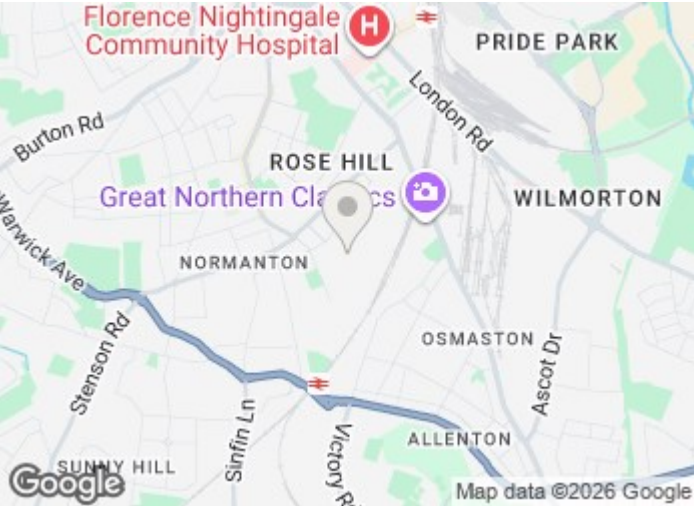
£1,100 PCM

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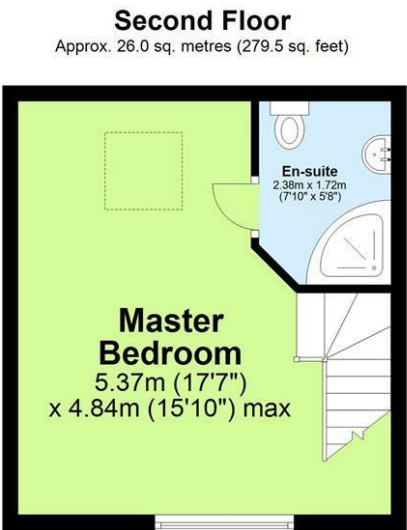
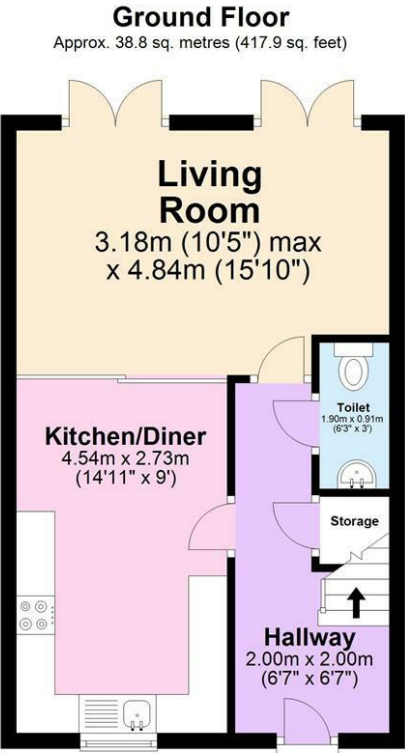
- Modern three-story, three-bedroom house on the city outskirts.
- Stylish lounge with patio doors opening to a well-maintained rear garden
- Great local amenities nearby.
- Available November 2026
- Spacious entrance hallway leading to a contemporary kitchen/diner.
- Three generously sized bedrooms on the first and second floors
- Ideal for those seeking modern living and urban convenience.
- Downstairs cloakroom.
- Easy access to the city center
- Some furniture available by negotiation



Directions



Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		