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24 Cricklewood Road  
Mackworth  
Derby  
DE22 4DP

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£995 Per Calendar Month

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- Recently refurbished
  - New carpets
  - Brand new kitchen
  - Popular area of Mackworth
  - Let & Managed by Scargill Mann & Co

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A recently refurbished, three bedroom property in the popular area of Mackworth. Available Now.

The property in brief; comprises of a spacious lounge, Brand new kitchen dinner, three bedrooms. Brand new Modern bathroom with walk in shower. Low maintenance garden.

## LOCATION

The property occupies a position in Mackworth, which has a comprehensive range of popular shops, cafés, gymnasiums and also within easy access of local schools and hospital.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### HALLWAY

Freshly decorated, Gas central Heating.

#### LOUNGE

4.57m x 3.76m (14'11" x 12'4")

Spacious lounge with brand new carpet and freshly decorated, gas fire, well presented.

#### KITCHEN/DINER

6.47m x 2.58m (21'2" x 8'5")

Brand new kitchen. With stainless steel sink unit with mixer taps over, full range of base cupboards with work surfaces over, induction hob with extractor fan above, built-in electric oven, complimentary wall mounted cupboards, space for washing machine and dishwasher.

### TO THE FIRST FLOOR

#### BEDROOM ONE

4.13m x 3.81m (13'6" x 12'5")

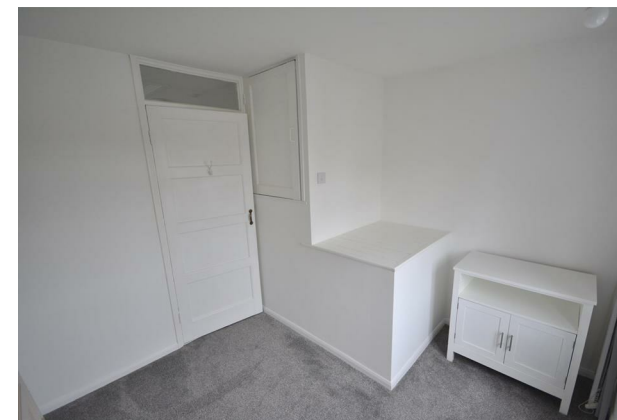
Large double, central heating radiator. Brand new carpet, freshly decorated.

#### BEDROOM TWO

4.66m x 2.59m (15'3" x 8'5")

Large double, central heating radiator. Brand new carpet, freshly decorated.





### BEDROOM THREE

2.84m x 2.71m (9'3" x 8'10" )

Single bedroom, central heating radiator, built in storage unit.

Brand new carpet, freshly decorated.

### BATHROOM

Brand new modern bathroom with walk in shower. Low level WC and pedestal basin with vanity unit.

### OUTSIDE & GARDENS

On street parking. low maintenance garden with two outbuildings, one with WC.

### DIRECTIONAL NOTE

When approaching from Derby on the A52 take left turn onto Prince Charles avenue, at the roundabout take the first exit onto Brentford Drive then take the second left onto Beckenham Way. At the end of the round turn left onto Enfield Road then take the first right to Cricklewood close.

### SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

**NO APPLICATION FEES!**

### DEPOSIT

5 Weeks Rent.

### ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: On Street

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.

### VIEWING


By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.

**SALES OFFICE**

Unit 17 Eastgate Business Centre  
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**LETTINGS OFFICE**

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