

# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



### 6 Dunn Lane

, Mickleover, DE3 0BH

£900



A modern 2 bedroomed unfurnished semi-detached house with gas central heating, upvc double glazing & parking. The Acc. comprises: entrance hall, lounge, dining kitchen, utility area, downstairs wc, 2 small double bedrooms, ensuite shower room & bathroom. To the rear is a generous enclosed garden.





The Accommodation comprises:

Composite part glazed front entrance door to -

**Entrance hall**

with single central heating radiator, telephone point, smoke alarm and grey tiled flooring.

**Lounge**

14'6" x 10'4" max (4.42m x 3.15m max)

with upvc double glazed window to front with venetian blind over, 2 single central heating radiators, telephone point, television aerial and beige fitted carpet. Under stairs storage cupboard.

**Dining kitchen**

10'5" x 10'4" (3.18m x 3.15m)

with range of white base and wall units, grey square edge worktops with matching upstands splashback and inset 1 ½ bowl composite sink and drainer unit. Integrated appliances Single electric oven with gas hob and extractor hood over. Upvc double glazed window and french doors to rear with curtain pole, double central heating radiator and grey tiled flooring.

**Utility**

with Ideal gas fired combination boiler, CO alarm and plumbing for washing machine.

**Downstairs wc**

with 2 piece white suite consisting of a wall hung washbasin and low level w.c. Single central heating radiator, mirror and extractor fan.

**Stairs & landing**

with smoke alarm, loft access and beige fitted carpet.

**Bedroom 1**

8'9" x 8'8" (2.67m x 2.64m)

with upvc double glazed window to rear with curtain pole, single central heating radiator, fitted wardrobes, television aerial and beige fitted carpet.

**Ensuite shower room**

with 3 piece white suite consisting of a wall hung washbasin, low level w.c, shower cubicle with tiled surround and mixer shower over. Upvc double glazed obscured window to rear, chrome towel central heating radiator, shaver point and grey tiled flooring.

**Bedroom 2**

13'9" max x 8'1" (4.19m max x 2.46m)

with upvc double glazed window to front with curtain pole, and roller blind over. Single central heating radiator and beige fitted carpet.

**Bathroom**

with 3 piece white suite consisting of a wall hung washbasin, low level w.c, panelled bath with tiled surround and mixer shower over. Upvc double glazed obscured window to side with venetian blind over, bathroom cabinet, towel central heating radiator and tiled flooring.

**Outside**

To the side of the property is driveway parking for 3 cars.  
To the rear of the property is a generous fully enclosed garden with shed.

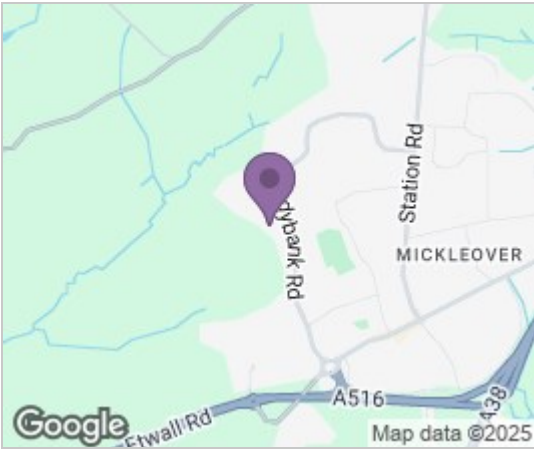
**Additional information**

HOLDING DEPOSIT £205.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

