



92 Cotmanhay Road, Derbyshire DE7 8NA

£525 PCM



IPS Estates are pleased to bring this two bed, mid-terrace to the rental market. The property has undergone many improvements with newly fitted kitchen, redecoration throughout and new carpets.

The property comprises of lounge and kitchen diner, inner lobby and utility room. To the first floor stairs and landing lead to two bedrooms and bathroom. Outside to the rear is a yard area shared with the neighbouring property.

**LOUNGE 12'5" x 12'5" to chimney recess. (3.80m x 3.80m to chimney recess.)**

Having UPVC double glazed window to the front elevation, UPVC entrance door, newly carpeted, skirting boards, coving, wall mounted radiator and neutrally decorated.



**KITCHEN DINER 12'7" x 12'4" to chimney recess. (3.85m x 3.77m to chimney recess.)**

Having a range of modern base to eyelevel units with rolltop worksurfaces and splashback tiles, double stainless steel sink and drainer, space for appliances, wall mounted radiator, black vinyl flooring, skirting boards and UPVC double glazed window to the rear elevation.



**INNER LOBBY 5'10" x 3'8" (1.78m x 1.13m)**

Having UPVC double glazed rear door leading to shared yard, vinyl flooring, skirting boards and neutrally decorated.

**UTILITY ROOM 6'11" x 3'10" (2.11m x 1.17m)**

With UPVC double glazed window to the side elevation, wall mounted radiator, black vinyl flooring, skirting boards, plumbing and space for washing machine and wall mounted gas boiler.



**STAIRS AND LANDING**

Neutrally decorated, newly carpeted, handrail and wall mounted radiator. With access to two bedrooms and bathroom.

**BEDROOM ONE 12'5" x 12'6" to chimney recess. (3.80m x 3.83m to chimney recess.)**

UPVC double glazed window to the front elevation, neutrally decorated, newly carpeted, wall mounted radiator and skirting boards.

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