whitegates









Marlow Crescent, West Hallam, DE7 6PD

3 1 2 EPC D

£900 PCM



Marlow Crescent, West Hallam, DE7 6PD

3 bedrooms
1 bathrooms
2 reception rooms

£900 PCM

Available From: 21/09/2026
Security Deposit: 5 Weeks Rent
Council Tax Band: B

This well presented and extended semi detached home benefits from gas central heating, UPVC double glazing and garage. The property comprises entrance hall, lounge, breakfast kitchen, dining room, shower room, first floor landing, three bedrooms, family bathroom, gardens front, side and rear and drive and garage. An internal inspection is recommended.

Entrance

Via a UPVC double glazed entrance door to.

Porch

Having a laminate floor, UPVC double glazed window to front elevation and door to.

Lounge

14'11" x 14'1" (4.55m x 4.3m)

Having a UPVC double glazed window to front elevation, feature Adams style fire surround with marble effect back and base, stairs rising to first floor landing.

Kitchen Dining Room

14'10" x 9'6" (4.52m x 2.9m)

Having a one and a half bowl sink unit and drainer with cupboard below, further range of eye and base level units with complementary work surface areas,







tiled to splash back areas, ceramic tiled floor, radiator and double doors to dining room.

Dining Room

11'3" x 9'1" (3.43m x 2.77m)

Having a double glazed sliding patio door to rear elevation and a radiator.

Shower Room

Having a modern white suite comprising a step in shower cubicle, wall mounted wash hand basin, low flush WC, ceramic tiled floor, radiator, extractor and a UPVC double glazed window to rear elevation.

Landing

Having a radiator, access to loft space with drop down ladder.

Bedroom One

10'7" x 8'2" (3.23m x 2.5m)

Having a UPVC double glazed window to front elevation, radiator and built in wardrobes with sliding doors.

Bedroom Two

11'2" x 8'2" (3.4m x 2.5m)

Having a UPVC double glazed window to rear elevation and radiator.

Bedroom Three

7'10" x 6'6" (2.4m x 1.98m)

Having a UPVc double glazed window to front elevation and radiator.

Bathroom

Having a modern coloured suite comprising a panelled bath, pedestal wash hand basin, low flush WC, tiled to splash back areas, UPVC double glazed window to rear elevation, radiator and a built in cupboard.

Front and Side

Having a small lawned area with gated access to a side garden which has a path to rear garden.

REAR

Having a paved patio, dwarf retaining wall, shaped lawn.

Garage

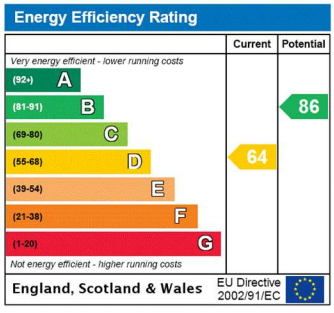
16'10" x 8'3" (5.13m x 2.51m)

Being situated to the side of the property with a tarmac drive, up and over door, light point and eaves storage.





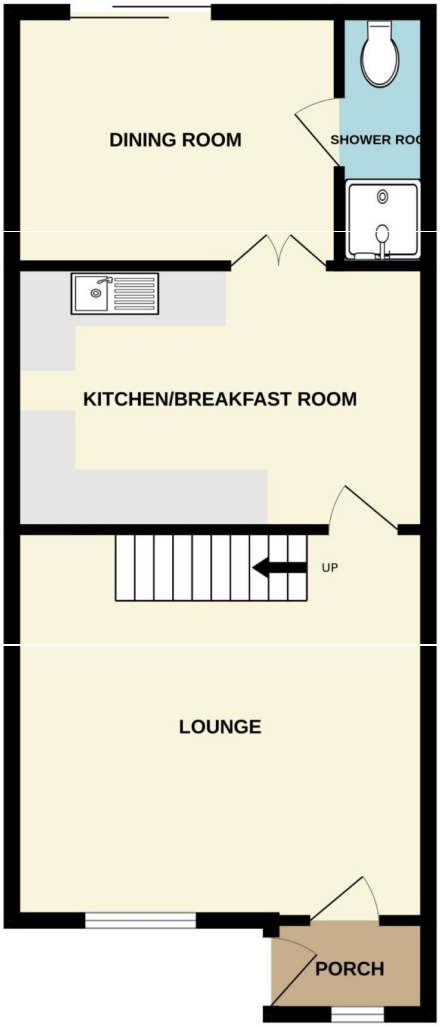




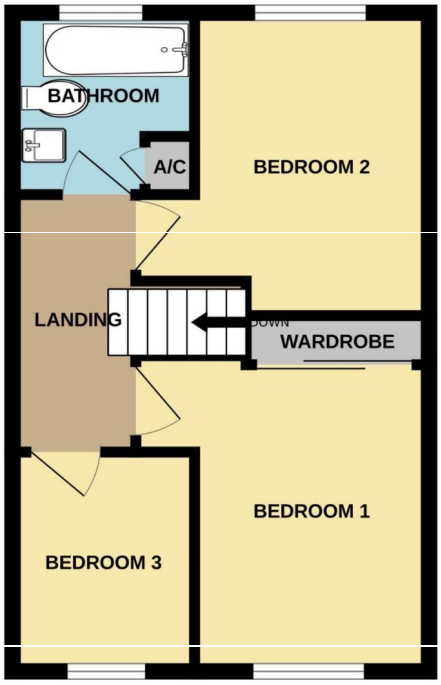




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.