

SCARGILL  
MANN & Co

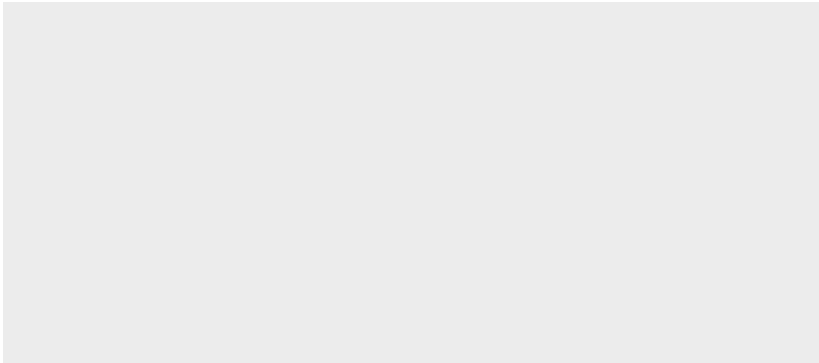
EST. 1995

TO LET

45 Etwall Street, Derby, DE22 3DW

£850 Per Calendar Month





### THE PROPERTY

A recently refurbished, tastefully decorated three bedroom traditional terrace property, enjoying a quiet yet convenient position within walking distance of Derby city centre with gas fired central heating, sealed unit double glazing, entrance hall, sitting room, dining room, well-appointed kitchen, three bedrooms to the first floor, modern family bathroom with full suite and shower. Enclosed rear garden. Well worthy of internal inspection. Particularly well-appointed throughout. EPC Rating D. No smokers. Available from 30th January 2026.

### SITUATION

### Directions