

# MANOR ROAD, DERBY

PRICE £1,250 PER MONTH

2 BEDROOM | 2 BATHROOM | 2 RECEPTION



# WELCOME TO MANOR ROAD

TWO BEDROOM MAISONETTE WITH TWO RECEPTIONS, PARKING & WI-FI INCLUDED - A spacious and versatile two bedroom maisonette in a pleasant residential complex in Littleover, Derby, just a short distance from the Royal Derby Hospital. It offers two bedrooms, two bathrooms and two reception rooms, and the second reception would also work well as a home office or a third bedroom. Parking and Wi-Fi are included in the rent, and residents can use a communal garden. The property is offered part furnished and is ideal for hospital staff, professionals, sharers or a small family looking for a well-connected home in an established residential development.

# THE DETAIL

This two bedroom, two bathroom, two reception room maisonette located within a lovely residential complex on Manor Road, Littleover offers versatile accommodation arranged over maisonette-style living space, making it well suited to a range of tenants seeking a practical and comfortable home.

The property is offered part furnished, with wardrobes provided within the bedrooms and white goods included for added convenience. The inclusion of essential appliances helps to create a straightforward move-in experience, whilst the three bedroom / second reception room layout offers flexibility for professional tenants, sharers or family living.

Further benefits include communal gardens, parking within the complex and Wi-Fi included in the monthly rent, offering excellent additional value. The property presents an appealing combination of practical accommodation, convenient facilities and a desirable residential setting.

The Location

Situated on Manor Road in Littleover, this property benefits from a convenient residential location within Derby. Littleover is a popular suburb, offering access to a range of everyday amenities, including local shops, supermarkets, cafés and essential services.

The area provides convenient access to Derby city centre and surrounding suburbs, making it well placed for commuters and those working locally. The property is also ideally positioned for access to nearby road

CB+CO





networks, supporting travel across Derby and further afield.

With its established residential surroundings, local facilities and transport connections, the location offers a practical setting for professionals and families alike. The combination of a pleasant complex, parking and Wi-Fi included within the rent adds further appeal to this well located maisonette.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

CB+CO











# THE PARTICULARS

APPROX

828.83 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- WiFi Included Within The Monthly Rental Package
- Three Bedroom Maisonette Located Within A Well Maintained Residential Complex
- Spacious And Well Presented Accommodation
- Excellent Three Bedroom Layout Offering Versatile Living And Bedroom Space
- Convenient On-Site Parking Available For Residents
- Part Furnished Accommodation With Wardrobes And White Goods Included
- Well Proportioned Living Spaces With A Practical And Comfortable Layout
- Ideally Situated On Manor Road With Excellent Local Transport Links
- Convenient Access To Derby City Centre, Local Amenities And Major Road Networks
- A Stylish And Practical Rental Home Offering Excellent Value In A Desirable Location

CURRAN BIRDS + CO

CURRAN BIRDS + CO


DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO



The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved