



CURRAN
BIRDS
+ CO

Chilham Way, Boulton
Moor, DE24 5BA
£950pcm



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



A stylish and well-presented two-bedroom mid-townhouse with off street parking, set within the highly regarded Boulton Moor development on Chilham Way. Designed for modern living, the property combines clean contemporary styling with practical, family-friendly spaces. The layout flows effortlessly from a welcoming entrance through to a bright living and dining area that opens directly onto the garden, creating an ideal setting for both everyday life and entertaining. With two generous bedrooms, a modern bathroom and a convenient ground floor cloakroom, the home offers an excellent balance of comfort and functionality. Its position close to a primary school and local green spaces further enhances its appeal to couples, young families and professionals alike.









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The *Particulars*

- Modern Two Bedroom Mid Townhouse With Parking On Popular Boulton Moor Development
- Walking Distance To Primary School And Local Park
- Stylish And Well Planned Contemporary Living Accommodation
- Bright Open Plan Living And Dining Area With Patio Doors
- Private Rear Garden Ideal For Entertaining And Relaxing
- Separate Fitted Kitchen With Practical Layout
- Convenient Downstairs WC
- Two Generous Bedrooms With Flexible Living Space
- Modern Family Bathroom With Shower Over Bath
- Excellent Transport Links To Derby City Centre And Beyond

Size

Approx 592.02 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

B

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Let's *Talk*

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