



Ladybank Road
Mickleover Derby



Property Description

Hall and Benson are delighted to bring to market this beautifully presented three bedroom semi-detached property in the highly sought after location of Mickleover. The accommodation in brief comprises, entrance hall, lounge/dining area, kitchen, three first floor bedrooms and family bathroom. There is a single driveway and garage to the rear. The property is well located to provide easy access for all major amenities such as schools at all levels, shops, doctors and dentist surgeries, as well as being within easy access of the Royal Derby Hospital. Viewing is essential to truly appreciate the quality of the property on offer here!

Entrance Hallway

Accessed via a double glazed UPVC front door. Stairs rising to the first floor, doors to kitchen and lounge.

Lounge

10' 4" x 12' 9" (3.15m x 3.89m)

Having feature fireplace. Double glazed UPVC window to the front elevation

Dining Room

Having access through to the lounge. Double glazed UPVC windows and door to the rear elevation allowing access to the rear garden.

Kitchen

7' 4" x 10' 4" (2.24m x 3.15m)

Having a range of wall and base units with counter tops above, Having an integrated hob and electric oven and Double glazed UPVC window to the side elevation and door to garden.

Bedroom One

12' 9" x 8' plus fitted wardrobes (3.89m x 2.44m plus fitted wardrobes)

Having double glazed UPVC window to the front elevation.

Bedroom Two

9' 9" x 10' 6" (2.97m x 3.20m)

Double glazed UPVC window to the rear elevation

Bedroom Three

6' 4" x 9' 9" (1.93m x 2.97m)

Having double glazed UPVC window to the front elevation

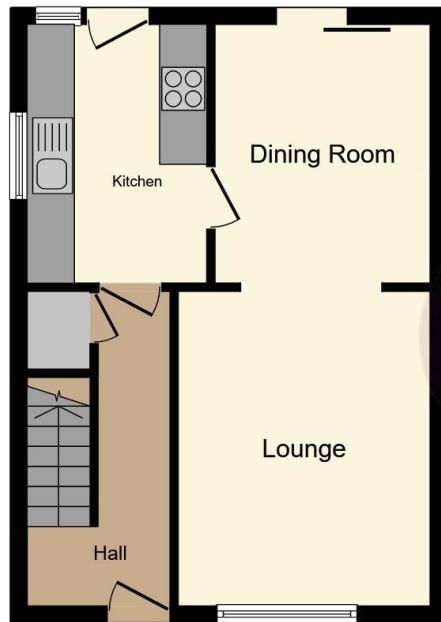
Family Bathroom

Having a three piece white suite with low level W.C., hand basin and bath with the shower over. Double glazed UPVC window with privacy glass to the rear elevation.





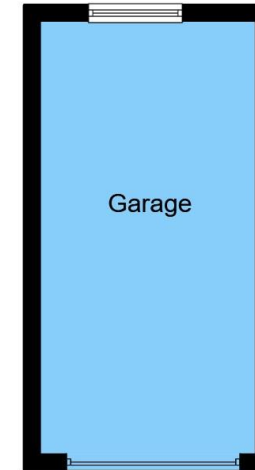




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ATR102425

Tenure: Freehold



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