

56 Murray Road, Mickleover, Derby, DE3 9LD

Fixed Asking Price £272,500

Freehold



- Popular Residential Location
- Realistically Priced Detached Property
- Entrance Hall
- Lounge & Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms
- Shower Room & Separate WC
- Good Sized Lawn to Rear
- Driveway & Integral Garage
- Close to Excellent Amenities





Summary

A realistically priced, three double bedroom, detached residence occupying a popular residential location in desirable Mickleover.

Sold with the benefit of no upward chain the property features an entrance hall, spacious lounge, dining room and fitted kitchen. The first floor landing leads to three double bedrooms, bathroom and separate WC.

To the front of the property is a lawn fore-garden with double width driveway and access to an integral garage. To the rear of the property is a sizeable, well-established, mainly lawn garden with mature trees and hedging.

F&C

The Location

Mickleover is a very popular suburb with a bustling centre featuring a large supermarket, a selection of shops including a bakery, eateries, pubs, petrol station and a regular bus service running into Derby City centre. There is an excellent range of schooling including a reputable primary school and Murray Park secondary school within close proximity.

Accommodation

Ground Floor

Entrance Hall

13'8" x 3'10" (4.19 x 1.19)

An entrance door provides access to entrance hall with central heating radiator, staircase to first floor and useful cloak cupboard.

Lounge

11'11" x 11'6" (3.65 x 3.51)

Featuring a fireplace with decorative surround and electric fire, central heating radiator, decorative coving, window to front and sliding doors to dining room.



Dining Room

11'9" x 10'11" (3.60 x 3.34)

Having decorative coving and sliding patio door to garden.



Kitchen

12'6" x 7'4" (3.82 x 2.24)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob, built-in oven, appliance space suitable for fridge freezer, washing machine and dishwasher, central heating radiator, door to side and window to rear.



First Floor Landing

8'5" x 2'11" (2.58 x 0.91)

A semi-galleried landing with window to side.

Bedroom One

12'10" x 11'10" (3.93 x 3.61)

With central heating radiator, a good range of fitted furniture and window to front.



Bedroom Two

12'10" x 10'7" (3.92 x 3.25)

Having a central heating radiator, airing cupboard housing the gas fired boiler and window to rear.



Bedroom Three

12'6" x 9'10" (3.82 x 3.00)

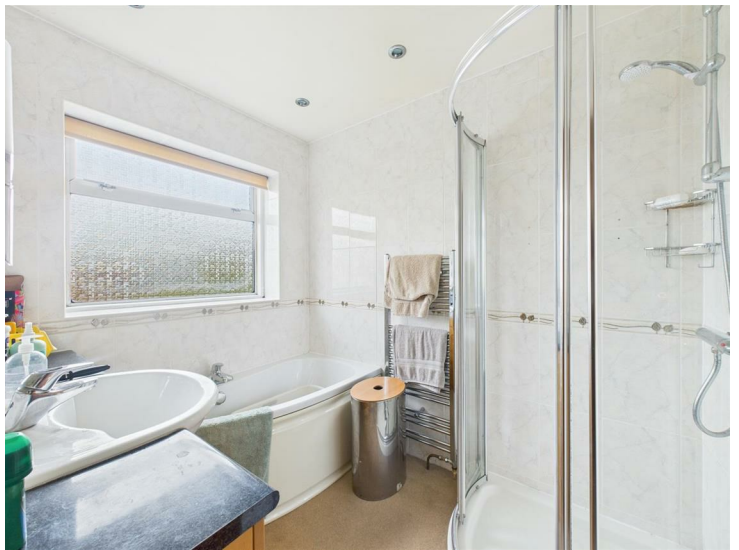
With central heating radiator and window to front.



Shower Room

7'6" x 5'10" (2.29 x 1.78)

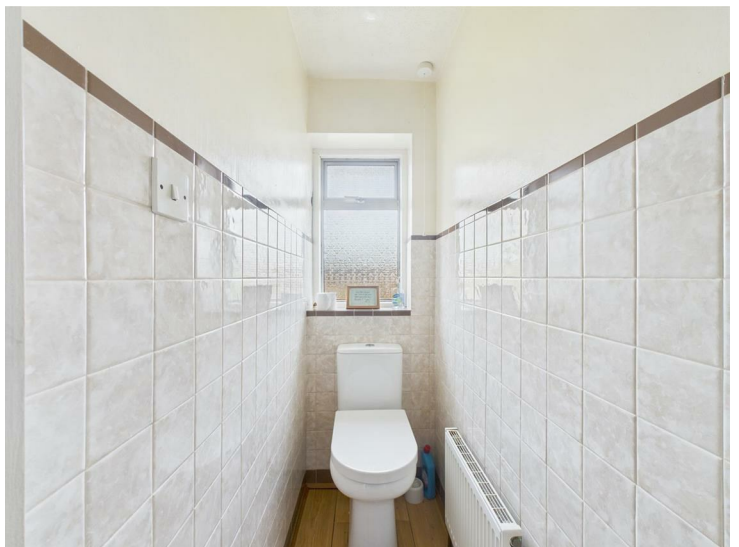
Appointed with a vanity unit with wash handbasin and cupboards beneath, panelled bath, shower cubicle, chrome towel radiator and window to rear.



Separate WC

4'9" x 2'6" (1.47 x 0.77)

Appointed with a low flush WC, central heating radiator and window to rear.



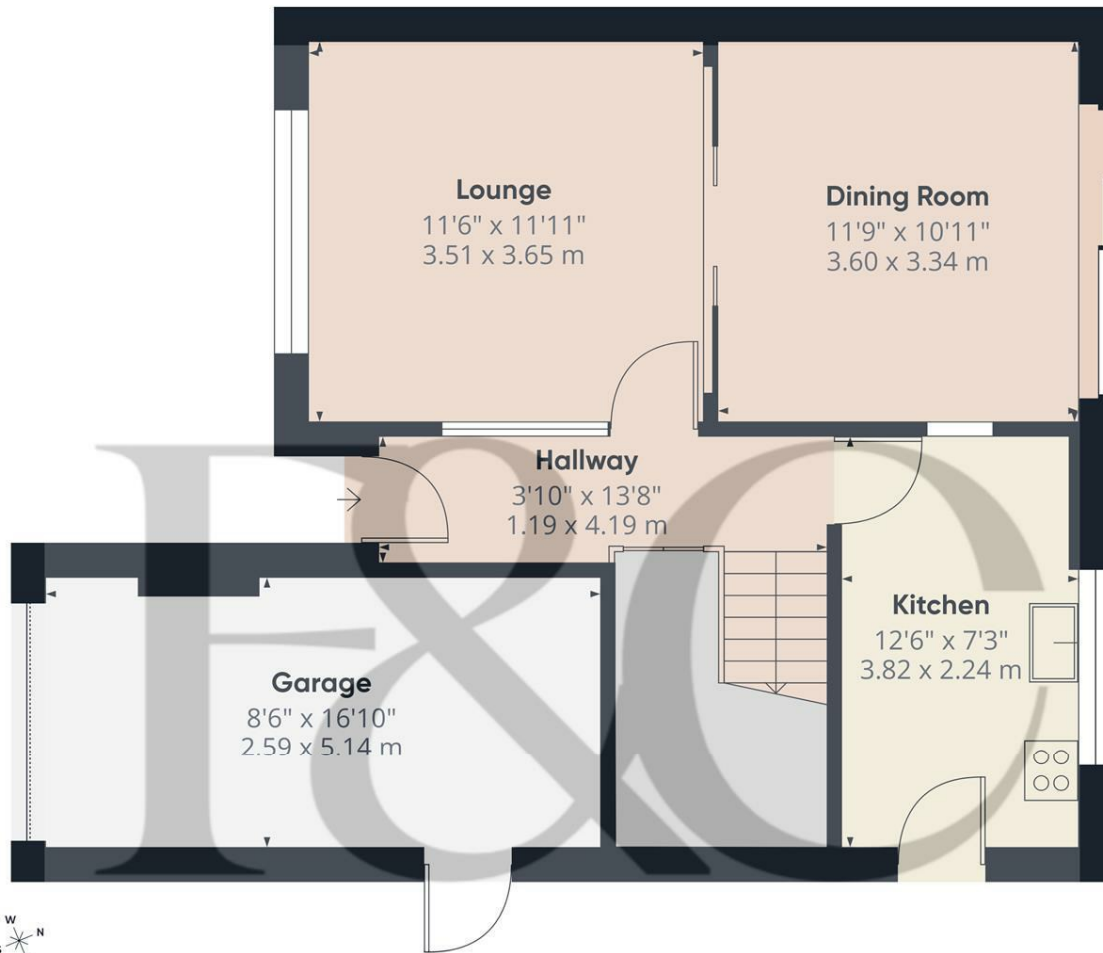
Outside

To the front of the property is a lawn fore-garden with adjacent tarmac driveway providing ample off-road parking and access to an integral garage.

To the rear of the property is a sizeable, well-established garden featuring lawn and mature trees/hedging.



Council Tax Band D



Floor 0

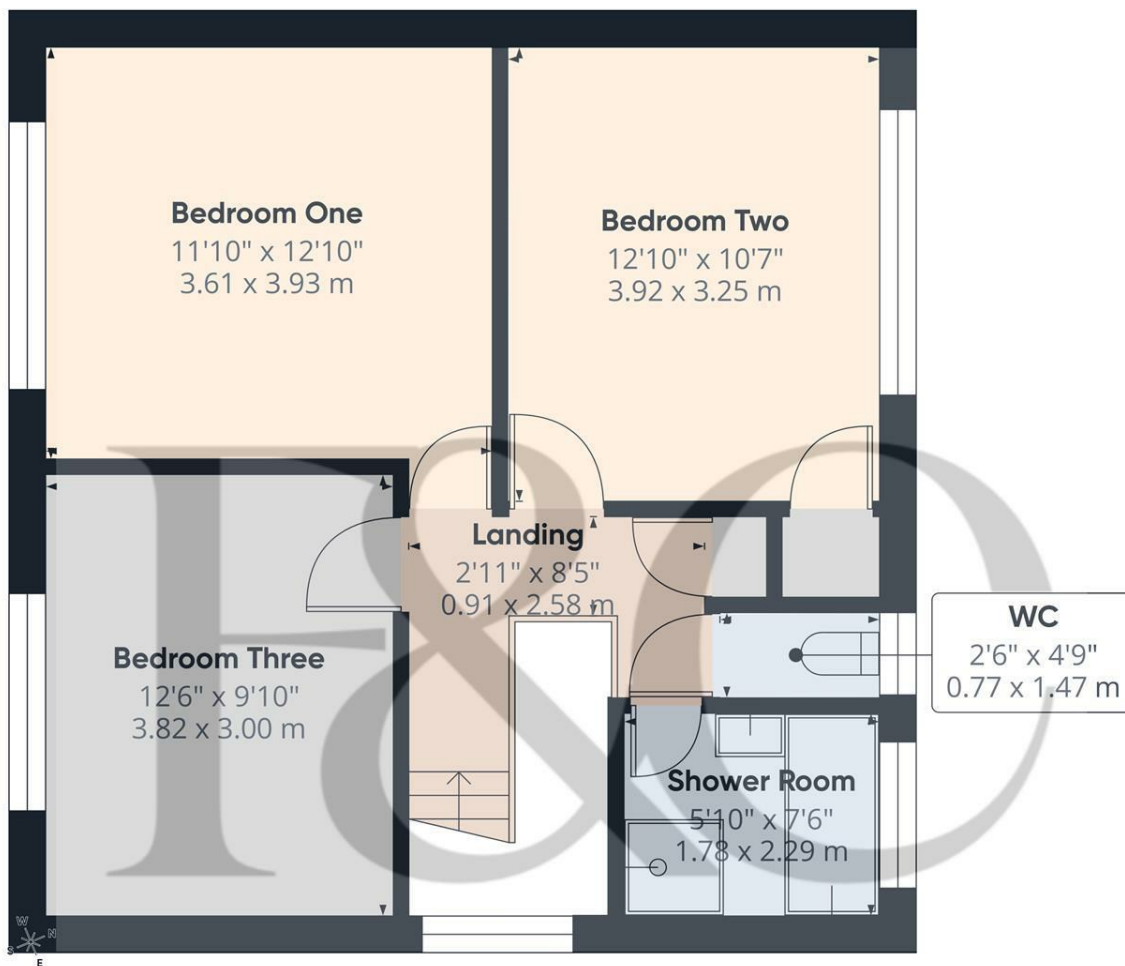
Approximate total area[®]

621 ft²
57.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]

526 ft²
48.8 m²


(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Council Tax Band: D
Tenure: Freehold

