



SCOFFIELD
STONE
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Let by



70 Farnworth Road, Mickleover, Derby, DE3 0ES

£995 PCM

NEW PRICE - This semi-detached unfurnished property to let is in a desirable location with excellent transport links, reputable schools, and local amenities. It features three newly carpeted, bright bedrooms, a spacious bathroom, a kitchen with dining space, a charming fireplace, a garage, a garden, and a versatile reception room. Viewing is highly recommended.

Council Tax Band: B. EPC: C (71). Deposit £1,145, which includes a holding deposit of £225



Sales: 01283 777100
Lettings: 01332 511000

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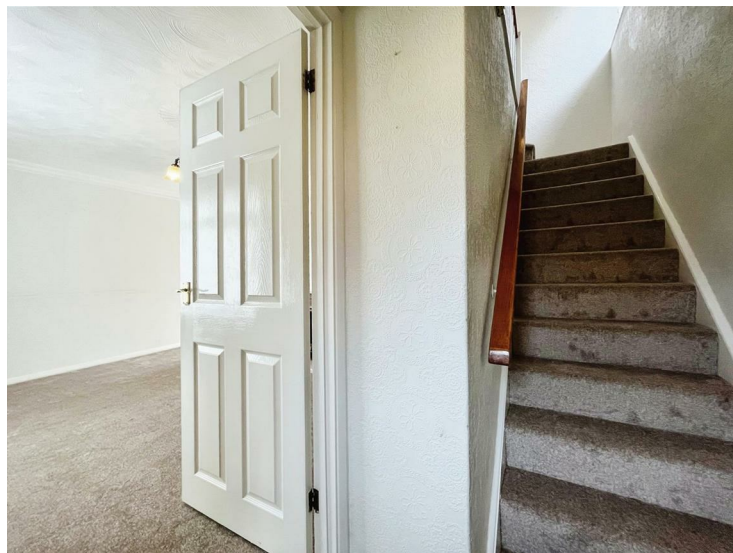
Summary Description

Accommodation in brief comprises; entrance hall, living room, kitchen/diner with French doors leading onto the garden and useful storage cupboards to the ground floor. To the first floor you will find three bedrooms and the family bathroom.

Car access to the property is via the cul de sac at the rear, with only walkway access to the front, making the plot quite private. To the front, the property has a generous lawned garden with planting borders. A side gate leads to the rear where you will find an enclosed and attractively presented garden, with lawn, paved patio and herbaceous borders. With an electrically powered sun canopy fitted above the French doors from the kitchen/diner, this is a comfortable garden to enjoy in good weather. Finally, for extra storage or car parking, you will find the detached single garage. Parking is also found to the side of the garage, inside the garden gates.

Mickleover is a charming suburb located in Derbyshire, England. It offers a pleasant blend of residential tranquillity and convenient amenities. The area boasts a range of local amenities that cater to the needs of its residents. Mickleover provides excellent shopping opportunities with a variety of shops, including grocery stores, boutiques, and specialty shops, ensuring easy access to everyday necessities. There are also several dining options, ranging from cosy cafes to restaurants offering diverse cuisines. For recreational activities, Mickleover offers ample green spaces and parks where residents can enjoy leisurely walks, picnics, or outdoor sports. The local community centre hosts various events and activities throughout the year, fostering a sense of community spirit. The suburb is well-served by public transportation, with regular bus services connecting it to Derby city centre and surrounding areas. This makes commuting convenient for residents who work or study elsewhere. Mickleover benefits from having excellent healthcare facilities, including medical clinics and a local hospital, ensuring residents have access to quality healthcare services within close proximity. Overall, Mickleover provides a comfortable and well-rounded living environment, offering a range of amenities, recreational spaces, convenient transportation links, and essential services for its residents to enjoy.

Entrance Hall



Carpeted and neutrally decorated with part obscure glazed upvc main entrance door, radiator.

Living Room

14'6" x 11'11" (4.44 x 3.64)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fireplace with living flame gas fire, radiator, tv and telephone points.

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Kitchen/Diner

14'7" x 8'5" (4.45 x 2.59)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, a range of fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome hot and cold taps, under counter space and plumbing for appliances, radiator, pantry cupboard with window and wall mounted Worcester gas combination boiler.

Access to rear entrance, having part obscure glazed upvc door and under stairs storage cupboard.

Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle balustrade, access to roof space.

Bedroom One

11'9" (into wardrobes) x 11'11" (3.6 (into wardrobes) x 3.64)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Two

11'8" x 8'8" (3.58 x 2.66)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, built in airing cupboard, radiator.

Bedroom Three

9'0" x 7'4" (2.75 x 2.26)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom



Having cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, part tiled walls, low flush wc, pedestal wash hand basin with chrome mixer tap, corner quadrant shower enclosure with electric shower, radiator.

OUTSIDE

Frontage

There is a generous front garden which has been landscaped to provide a mixture of lawn and planted herbaceous borders.

Rear Garden



Accessed via a wooden gate to the foot of the garden you will find an enclosed, attractively presented garden which has been landscaped to provide a mixture of block paved patio, paved patio, lawn and herbaceous borders. Parking is also found to the side of the garage, inside the garden gates.

Garage

17'11" x 9'3" (5.48 x 2.83)

A detached single garage with metal up and over door and power.

What3Words Location

///gallons.civic.given

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information

Council Tax Band: B

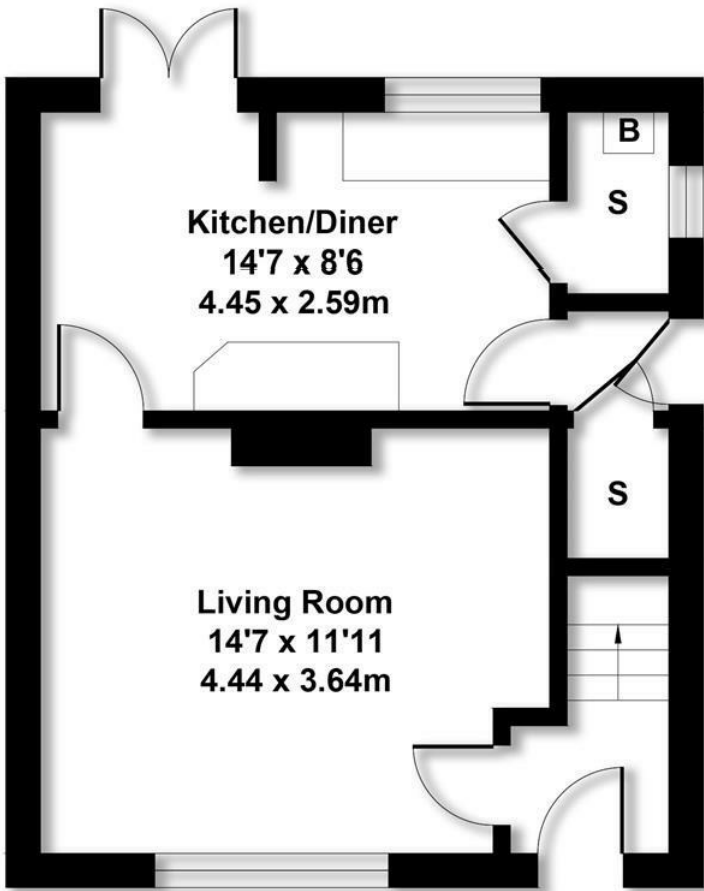
Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

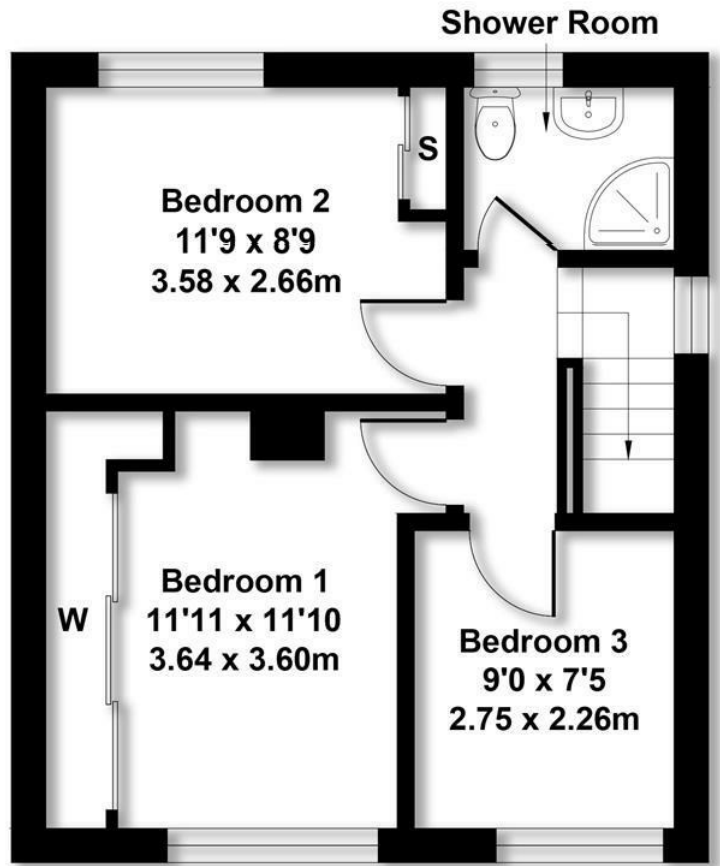
Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

70 Farneworth Road

Approximate Gross Internal Area
764 sq ft - 71 sq m

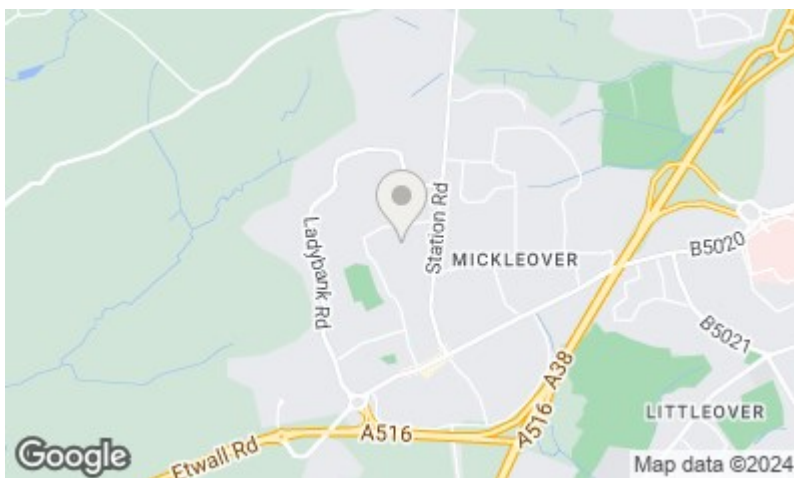


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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