



**19 Edale Avenue, Mickleover, Derby, Derbyshire, DE3 9FY**

**£975 PCM**

Available from End of May : We are pleased to offer this well presented and neutrally decorated three bedroom family home located within the heart of this popular suburb of Derby with excellent access to a host of local amenities. Accommodation comprises entrance to reception hallway, with lounge/diner and fitted kitchen to ground floor. At first floor are two double bedrooms, one single bedroom and family bathroom. There is a small, low maintenance rear garden and tarmac driveway to the front. The property benefits from gas central heating and full UPVC double glazed windows. EPC rating C (73 ).Deposit is £1,125 which includes a holding deposit of £225.



Sales: 01283 777100  
Lettings: 01332 511000

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# 19 Edale Avenue, Mickleover, Derby, Derbyshire, DE3 9FY

## Hall

## Lounge/Diner

## Kitchen

## Bathroom/WC

## Bedroom 1

Double Bedroom

## Bedroom 2

Double Bedroom

## Bedroom 3

Single Bedroom

## Driveway

## Garden

## Disclaimer (Hilton)

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: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What 3 words:///small.sings.odds

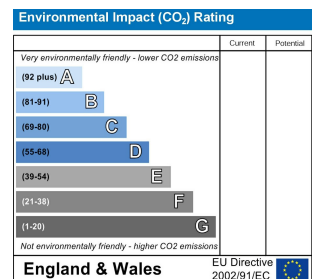
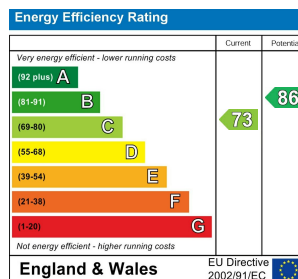
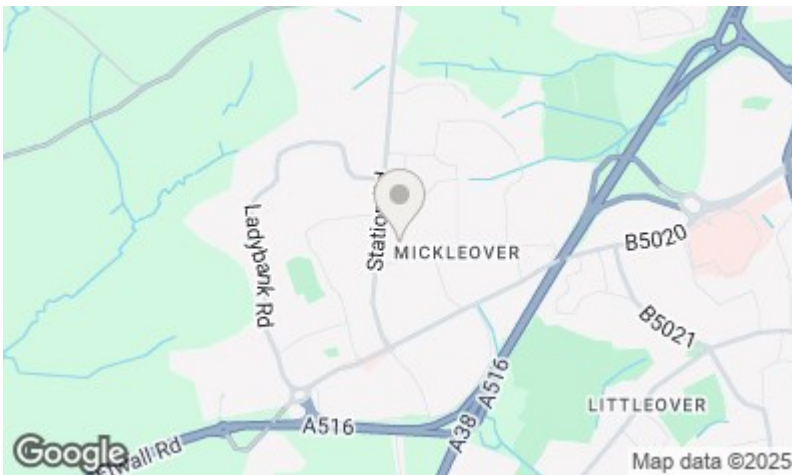


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**Hilton Office**  
 Unit 6, Neighbourhood Centre  
 Witham Close,  
 Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scoffieldstone.co.uk  
**w:** [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980