

CURRAN  
BIRDS  
CO



Farneworth Road,  
Mickleover  
£220,000



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



NO CHAIN - A comprehensively improved, three bedroom semi-detached home with two driveways and detached single garage to the rear. The property has been presented to a tasteful neutral theme throughout and fitted with contemporary fittings throughout with open plan dining kitchen with utility area, conservatory and there is a south facing rear garden with access to the detached garage and rear driveway. The property occupies this ever popular residential location, just a short walk away from Mickleover's first class range of local amenities and also offers easy access to the Royal Derby Hospital.





### The Detail

A comprehensively improved, three bedroom semi-detached home, set within this ever popular location close to local schooling and Mickleover's first class range of local amenities and also offers easy access to the Royal Derby Hospital. This property would be ideally suited to the first time buyer, young family or investor and has been presented to a tasteful neutral theme throughout

The property has the benefit of a combination boiler gas central heating, uPVC double glazing and in brief comprises: entrance hallway, living room, open plan contemporary dining kitchen with integrated appliances, utility area and conservatory. The first floor landing leads to three bedrooms and contemporary bathroom.

Outside, the property has a driveway leading to a gated car port. There is an enclosed south facing rear garden with paved seating area, area laid to lawn and gated access to a rear driveway and single detached garage with vehicular access off Vicarage Road.







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## The Location

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. There are good schools at primary and secondary level.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

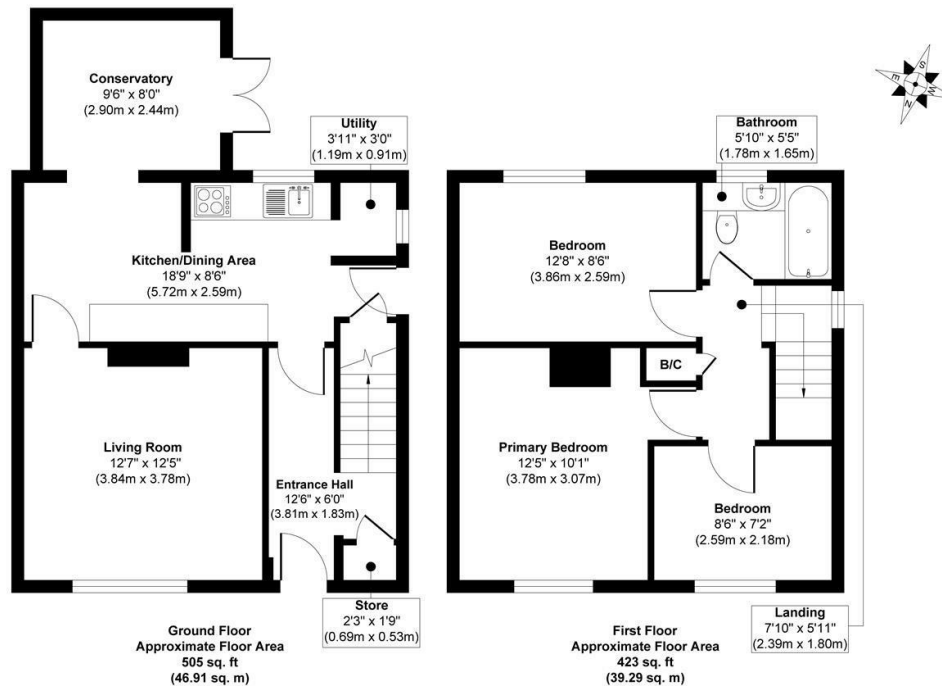








2 Farneworth Road



Approx. Gross Internal Floor Area 928 sq. ft / 86.20 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## The Particulars

- Much Improved Semi-Detached Home
- Ideal First Time Buy or Investment
- Entrance Hallway, Living Room & Conservatory
- Superb Open Plan Dining Kitchen with Utility Area
- Three Bedrooms & Contemporary Bathroom
- Front Driveway with Carport to the Side
- Driveway to the Rear with Detached Single Garage
- Close to Mickleover's First Class Local Shops & Amenities
- Easy Access to the Royal Derby Hospital
- No Chain Involved

### Size

Approx 928.00 sq ft

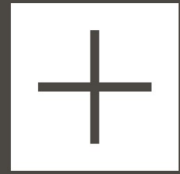
### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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*Let's Talk*

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