



Hartington Way, Mickleover Derby DE3 9BH

welcome to

Hartington Way, Mickleover Derby

BEAUTIFULLY PRESENTED - This traditional semi detached home is presented to a high standard and is ready to move straight in to. There are three bedrooms, generous rear garden, driveway and garage. There are excellent schools and a wide range of shops and amenities close by.



Entrance Hallway

Having a UPVC entrance door to the front, obscure window to the front, stairs to the first floor, radiator, Kardean flooring and doors leading to;

Lounge

15' x 12' (4.57m x 3.66m)

UPVC patio doors to the rear, feature fireplace and radiator,

Dining Room

11' 5" x 10' (3.48m x 3.05m)

UPVC window to the front and radiator,

Kitchen

14' 5" x 9' 3" (4.39m x 2.82m)

Having matching wall and base units, rolled edge working surfaces, sink and drainer unit, integrated oven and hob, tiling to walls, useful appliance space, radiator, UPVC window to the rear and UPVC door to the side.

Landing

UPVC window to the side, storage cupboard housing the combination boiler, access to the attic which is partially boarded and has a ladder.

Bedroom One

15' 1" x 10' (4.60m x 3.05m)

UPVC window to the rear, fitted wardrobes and radiator,

Bedroom Two

10' 9" x 15' 11" (3.28m x 4.85m)

UPVC window to the front and radiator.

Bedroom Three

9' 4" x 6' 1" (2.84m x 1.85m)

UPVC window to the rear and radiator,

Bathroom

Fitted with a white suite comprising panelled bath with shower over and splash screen, pedestal wash hand basin, low level wc, wall mounted heated towel rail, complementary tiling to walls and obscure UPVC

window to the side.

Outside

Having a blocked paved driveway to the front with off road parking for multiple vehicles and a neat lawned area. To the rear the garden which is mainly laid to lawn with mature shrubs and plants enclosed within a fenced surround.



view this property online bagshawsresidential.co.uk/Property/MVR108145



welcome to

Hartington Way, Mickleover Derby

- COUNCIL TAX BAND C Traditional Semi Detached
- Lounge and Dining Room
- Fitted Breakfast Kitchen
- Three Bedrooms
- Bathroom

Tenure: Freehold EPC Rating: D

offers over

£340,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/MVR108145](https://www.bagshawsresidential.co.uk/Property/MVR108145)



Property Ref:
MVR108145 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)