



**Merridale Road, Littleover Derby DE23 1DJ**



**welcome to**

**Merridale Road, Littleover Derby**

Bagshaws Residential are pleased to bring to the market this traditional semi detached home is located within the sought after area of Littleover and is presented to a very high standard. The property has had extensive renovations,



**Entrance**

Having a door to the front, LVT wood flooring and radiator.

**Lounge**

12' 10" x 10' ( 3.91m x 3.05m )

Having a double glazed window to the side and a bay window to the front, gas fire and a radiator.

**Dining Area**

12' 7" x 10' ( 3.84m x 3.05m )

**Kitchen**

12' 7" x 10' ( 3.84m x 3.05m )

Having a matching range of wall and base units with worktops over, sink drainer, combi boiler, spot lighting, dining area. tiled flooring, spacious pantry area housing combi boiler and door to the rear.

**Landing****Bedroom One**

12' x 10' ( 3.66m x 3.05m )

Double glazed window to the rear and fitted wardrobes.

**Bedroom Two**

11' 10" x 10' 8" ( 3.61m x 3.25m )

Having a double glazed window to the side and front, fitted wardrobes and radiator.

**Bedroom Three**

9' 10" x 6' ( 3.00m x 1.83m )

Double glazed window to the front.

**Separate W/C****Bathroom**

Having a w/c. p shape bath, wash hand basin, tiled and double glazed window to the rear.

**Outside**

Having a blocked paved driveway to the front, gate leading to the rear garden. To the rear is a paved patio area summer house, shed, lawned area and is enclosed within a fenced surround.



**view this property online** [bagshawsresidential.co.uk/Property/MVR108192](http://bagshawsresidential.co.uk/Property/MVR108192)



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## Merridale Road, Littleover Derby

- COUNCIL TAX BAND C
- THREE BEDROOM
- SEMI DETACHED
- BLOCK PAVED DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108192 - 0006

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bagshaws residential



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