

Farneworth Road, Mickleover Derby DE3 0EQ



welcome to

Farneworth Road, Mickleover Derby

Bagshaws are pleased to present this three bedroom mid terrace property within the popular area of Mickleover, benefiting from a gas central heating system and UPVC double glazed windows. BOOK YOUR VIEWING TODAY













Entrance

Having a door to the front porch way leading to rooms.

Entrance Porch

205cm - 125cm Having additional space for coats and shoes, which is reroofed and had new double glazing, so the entrance doors are double glazing and the internal door is lockable.

Lounge

12' 7" x 17' 9" (3.84m x 5.41m)

Having a double glazed window to the front, feature fireplace, radiator, stairs to the first floor and door leading to the kitchen.

Kitchen

8' 2" x 17' 9" (2.49m x 5.41m) Having a matching range of wall and base units, sink drainer, electric oven, hob, tiled surrounds, space for appliances, boiler, and double glazed windows to the rear.

Landing

Loft access (loft is half boarded)

Bedroom One

11' 4" MAX $\,$ x 11' 3" (3.45m MAX $\,$ x 3.43m) Having a double glazed window to the front and radiator,

Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m) Having a double glazed window to the rear and radiator,

Bedroom Three

11' 4" x 8' 3" ($3.45m\ x\ 2.51m$) Having a double glazed window to the front and radiator.

Bathroom

Having a matching suite w/c, bath with shower over, wash hand basin, tiled surrounds and radiator,

Outside

To the front is a resin driveway for two cars. To the rear is a patio area, lawned area, shed, water and electric points. The back garden has access to the street through a gate and has a one car standing which is has a secure gate which is lockable and is all enclosed within a fenced surround.

Extras

The property has CCTV,





welcome to

Farneworth Road, Mickleover Derby

- COUNCIL TAX BAND B
- THREE BEDROOMS
- TERRACE
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES ٠

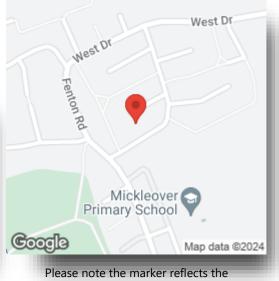
Tenure: Freehold EPC Rating: D

£225,000









postcode not the actual property



Property Ref: MVR108209 - 0003 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