



**Girton Way, Mickleover Derby**

**welcome to**

## **Girton Way, Mickleover Derby**

TWO BEDROOM END TERRACE property in the sought after area of Mickleover, with off-road parking, a private, enclosed garden, a spacious lounge and fitted kitchen, two double bedrooms, a family bathroom, and an additional downstairs w/c.

### **Entrance**

Entrance hall with doors leading to living room, kitchen, and cloakroom containing a w/c and wash-hand basin

### **Living Room**

13' 11" x 13' ( 4.24m x 3.96m )

Spacious living room with a radiator, feature electric fire, under-stairs storage cupboard, and patio doors opening to the garden.

### **Kitchen**

11' 6" x 6' 3" ( 3.51m x 1.91m )

Kitchen with fitted with wall and base units, electric oven, and gas hob, radiator, and window to the front.

### **Bedroom One**

13' 1" x 8' 7" ( 3.99m x 2.62m )

Spacious double bedroom, with two windows to the front, full length storage cupboard, and radiator.

### **Bedroom Two**

13' 1" x 8' 7" ( 3.99m x 2.62m )

Spacious double bedroom, with radiator and window to the rear.

### **Bathroom**

Family bathroom, containing a bath with overhead shower, w/c, and wash-hand basin.

### **External**

To the front of the property there is a driveway providing off-road parking two cars and an electric car charger. To the rear is the private, enclosed garden, mainly laid-to-lawn, with a patio area and side access to the front of the property.





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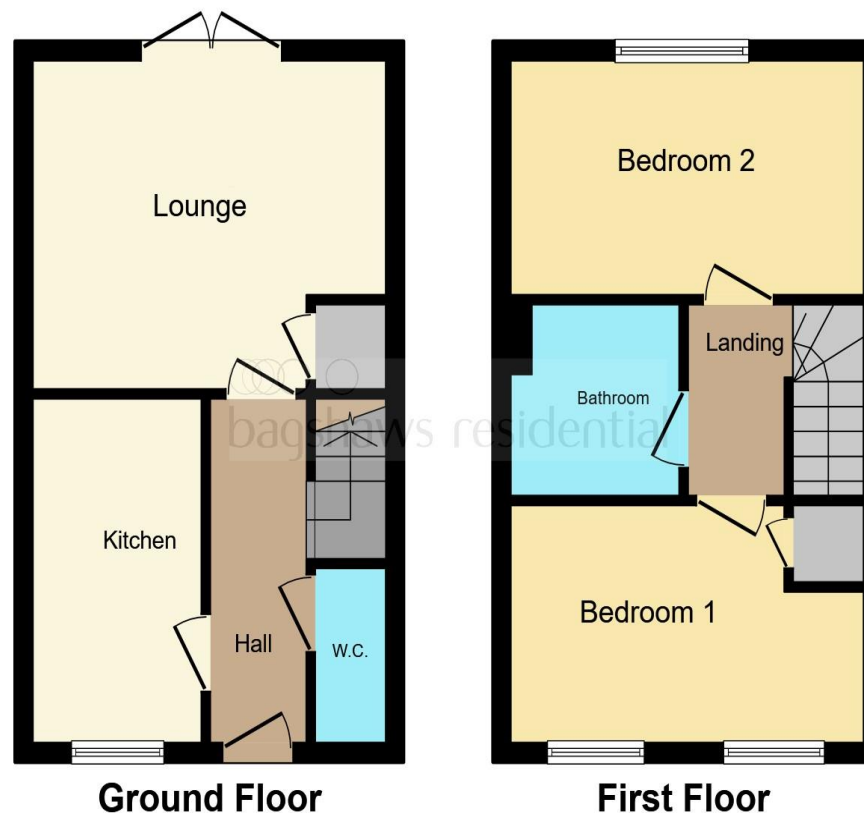
## Girton Way, Mickleover Derby

- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- FAMILY BATHROOM AND DOWNSTAIRS W/C
- DRIVEWAY WITH ELECTRIC CAR CHARGER
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

offers over

**£185,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MVR108227 - 0017

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