









# welcome to

# **Girton Way, Mickleover Derby**

A fantastic opportunity to acquire this semi-detached, three storey, three bed townhouse, situated in the popular Derbyshire suburb of Mickleover, Comprising of an entrance hallway, downstairs w/c, lounge, kitchen diner, three bedrooms, en-suite, family bathroom, a driveway and rear garden.













# **Entrance Hallway**

Upon entry through the front door, the entrance hallway provides access to the lounge, downstairs w/c and stairs to the first floor. With tiled flooring and a radiator.

## Lounge

13' 4" x 11' 1" ( 4.06m x 3.38m )

Cosy modern lounge fitted with carpeted flooring, a double-glazed window to the front, a radiator. and an archway seamlessley flowing directly to the kitchen.

### **Kitchen Diner**

14' 4" x 9' 5" ( 4.37m x 2.87m )

Open plan fitted kitchen diner comprising of a range of matching, base, wall and drawer units, one and a half bowl stainless steel sink with a mixer tap, five ring gas hob and an overhead extractor fan. With space for appliances such as a washing machine, dishwasher and fridge freezer. Fitted with tiled flooring, a radiator and double-glazed window to the rear. Usefully a dining area, perfect for family meals, fitted with carpeted flooring and patio doors to the rear.

# Landing

First floor landing proving access to the second floor, including bedroom two and three and family bathroom. Fitted with carpeted flooring.

### **Bedroom One**

23' 2" x 14' (7.06m x 4.27m)

Double bedroom finished with carpeted flooring, a double-glazed window to the front elevation, a Velux window, two radiators, airing cupboard with hot water cylinder and a connecting door to the en-suite. Featuring an archway leading to a customizable dressing area.

## **En-Suite**

Three-piece suite comprising of a low level w/c, wash-hand basin and shower. Finished with laminate flooring, a Velux roof window and towel radiator.

## **Bedroom Two**

11' 5" x 8' (3.48m x 2.44m)

Double bedroom finished with laminate flooring, a radiator and double-glazed window to the front.

### **Bedroom Three**

11' 5" x 8' (3.48m x 2.44m)

Double bedroom finished with laminate flooring, a radiator and double-glazed window to the rear.

### **Bathroom**

Three-piece comprising of a low-level w/c, wash-hand basin and bath. Finished with tiled flooring, part-tiled walls and a frosted double-glazed window to the rear.

#### **External**

Externally, to the front an allocated driveway providing off-road parking for two vehicles and a patio paved pathway on the right, leading to the rear of the property. To the rear, mainly laid-to-lawn alongside patio paving, excellent for seating and spending time with family and a shed, ample space for customization, with wooden fencing for privacy.





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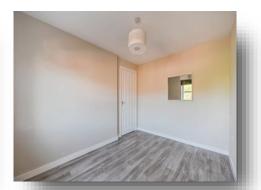
# **Girton Way, Mickleover Derby**

- THREE STOREY, THREE BED TOWNHOUSE
- LOUNGE AND KITCHEN DINER
- **EN-SUITE WITH SHOWER ROOM**
- DRIVEWAY WITH OFF-ROAD PARKING
- **CLOSE TO ALL LOCAL AMENITIES**

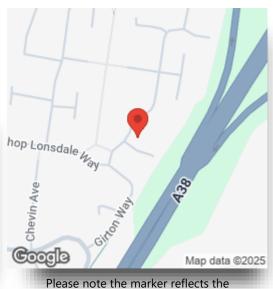
Tenure: Freehold EPC Rating: C

£260,000









postcode not the actual property

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Property Ref: MVR108689 - 0004 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 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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.





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