



Girton Way, Mickleover Derby DE3 9EA

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 seamlessly 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 providing 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108689 - 0004

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