









welcome to

Farneworth Road, Mickleover Derby

A great opportunity to acquire this three bedroom, terrace in Mickleover, comprising of an entrance hallway, lounge, kitchen diner, three bedrooms, bathroom, front and rear garden and off-street parking. Call us now to book your viewing and avoid missing out!

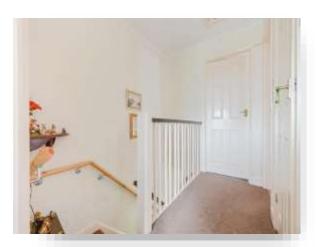












Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the kitchen diner and first floor landing,

Lounge

12' 9" x 12' 6" (3.89m x 3.81m)

Entered through from the kitchen diner, a spacious lounge, featuring a fireplace, fitted with carpeted flooring, a radiator and a double-glazed window to the front

Kitchen Diner

15' 7" x 8' 4" (4.75m x 2.54m)

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated one bowl stainless steel sink, with space and plumbing for additional appliances. Finished with tiled/wood laminate flooring, splash back tiling, double-glazed window to the rear, radiator, storage cupboard, a door leading out to the rear garden and sliding doors to the rear. With plenty of versatility, also used as a dining area.

Landing

First floor landing providing access to three bedrooms, family bathroom and storage cupboard.

Bedroom One

10' 4" x 12' 6" (3.15m x 3.81m)

Double bedroom finished with carpeted flooring, fitted wardrobes/cupboards, a radiator and double-glazed window to the front.

Bedroom Two

12' 7" x 8' 5" (3.84m x 2.57m)

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

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

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

Bathroom

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

External

Externally, to the front, pebbling with mature shrubbery and wooden fencing providing privacy and to the rear an open patio paved garden, which can be boarded to give privacy and a shed, with offstreet parking.





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Farneworth Road, Mickleover Derby

- THREE BEDROOM MODERN TERRACE
- LOUNGE AND KITCHEN DINER
- FRONT AND REAR GARDEN
- **OFF-STREET PARKING**
- **CLOSE TO ALL LOCAL AMENITIES**

Tenure: Freehold EPC Rating: D

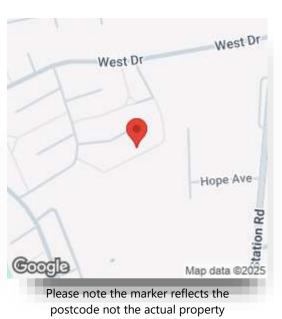
Council Tax Band: B

£170,000









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Property Ref: MVR108859 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we property and other important matters before exchange of contracts.

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 quidance 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





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