



Girton Way, Mickleover Derby DE3 9EB

welcome to

Girton Way, Mickleover Derby

Comprising of an entrance hall, kitchen, lounge, cloakroom, two double bedrooms, bathroom, driveway, and rear garden, this semi-detached house on Girton Way is looking for a new owner. Modern and well-presented, it presents a wonderful opportunity to the lucky buyer. Call now to book your viewing!



Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the downstairs w/c, kitchen, lounge and first floor landing.

Lounge

13' 1" x 11' 1" (3.99m x 3.38m)

Spacious lounge finished with carpeted flooring, a radiator and patio doors opening out to the rear garden.

Kitchen

11' 7" x 6' 3" (3.53m x 1.91m)

Fitted kitchen comprising of a range of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, electric oven, one and a half bowl stainless steel sink, with space and plumbing for additional appliances. Finished with wood laminate flooring, splash back tiling and a double-glazed window to the front.

Landing

First floor landing providing access to two bedrooms and the bathroom.

Bedroom One

7' 9" x 13' 2" (2.36m x 4.01m)

Double bedroom finished with carpeted flooring, a radiator, storage cupboard and two double-glazed windows to the front.

Bedroom Two

8' 1" x 13' 2" (2.46m x 4.01m)

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

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, part-tiled walls and a towel radiator.

External

Externally, to the front, partially laid-to-lawn with mature shrubbery, alongside a driveway providing

off-road parking for multiple vehicles. To the rear, a patio paved area, great for seating, mainly laid-to-lawn, with a wooden shed, enclosed with wooden fencing.



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welcome to

Girton Way, Mickleover Derby

- TWO BEDROOM SEMI-DETACHED HOUSE
- MODERN AND WELL-PRESENTED
- SPACIOUS LOUNGE AND KITCHEN
- OFF-ROAD PARKING AND REAR GARDEN
- POPULAR RESIDENTIAL DEVELOPMENT IN MICKLEOVER

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109059 - 0003

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