



## 36 Glenfield Crescent, Mickleover Derby, DE3 0RF £205,000

A TWO-DOUBLE-BEDROOMED, SEMI-DETACHED, enjoying a well-established and popular location in the suburb of Mickleover, which is well-served by a range of local amenities, and is within easy access to the Royal Derby Hospital. The property is available with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, enclosed Entrance Porch, Lounge, and Dining Kitchen. FIRST FLOOR, landing, Two Double Bedrooms, and Bathroom. OUTSIDE, attached Single Garage, driveway parking, and front and rear gardens. EPC D, Council Tax Band B.

## 36 Glenfield Crescent, Mickleover, Derby, DE3 0RF

### The Property

A semi-detached property, offering an excellent opportunity for refurbishment to individual taste, and is available with immediate vacant possession. Comprising; enclosed entrance porch, generous lounge, dining kitchen, two bedrooms, bathroom, front garden, single garage, driveway parking, and rear garden.

### Location

The property is situated off Ladybank Road, in a well-established residential location within the popular suburb of Mickleover, which is well-served by an excellent range of local amenities to include; day-to-day shopping, eateries, places of worship, hair and beauty salons, leisure facilities, and schooling to include a primary school close-by. The property is also within easy access of Derby city centre, and the A38 and A50 for commuting further afield. An excellent and regular bus service operates to the city centre via the Royal Derby Hospital.

### Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road towards Mickleover, continue through the ring road traffic lights, straight-on at the Royal derby hospital traffic island, through the crossroads traffic lights and the A38 flyover traffic lights to the centre of Mickleover, then at the mini roundabout turn right into Station Road proceeding for approximately 0.5-miles before turning left into Ladybank Road, then twelfth left into Glenfield Crescent, following the road round to find the property on the right-hand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13373.

### Accommodation

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Enclosed Entrance Porch

Having UPVC double glazed entrance door, UPVC double glazed window, and inner door opening to the: -

##### Lounge

5.33m x 3.94m max (17'6" x 12'11" max)

Having Adam-style fire surround with fitted electric coal-effect fire (NOT TESTED), UPVC double glazed window to the front, central heating radiator, and open-plan staircase to the first floor.



##### Dining Kitchen

3.94m x 2.72m (12'11" x 8'11")

Having fitments incorporating; one double corner base unit, three single base units, larder unit, one double corner wall unit, four single wall units, and one single wall unit with glazed door for display purposes, together with integrated gas hob, extractor hood and light, electric oven (ALL NOT TESTED), tiled floor, UPVC double glazed window to the rear, central heating radiator, and double glazed sliding patio doors to the rear garden.



#### FIRST FLOOR

##### Landing

Providing access to all rooms.

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### Front Bedroom One

3.96m x 3.00m plus (13'0" x 9'10" plus)

Measurements are 'plus recess'.

Having fittings comprising; two built-in double wardrobes, dressing table and drawers with top cupboards, and bedside drawers, together with central heating radiator, and UPVC double glazed window.



### Bedroom Two

3.96m x 2.74m (13'0" x 9'0")

Having UPVC double glazed window, and central heating radiator.



### Bathroom

Having white suite comprising; wash hand basin in vanity unit with cupboards under, panelled bath with Triton electric shower unit over, and low-level WC, together with central heating radiator, UPVC double glazed window, and built-in airing cupboard housing the hot water cylinder.



### OUTSIDE

#### Front Garden

Having lawn, flower borders, and driveway affording car standing and leading to the: -

#### Attached Single Garage

5.66m x 3.63m max, 2.67m min (18'7" x 11'11" max, 8'9" min)

Measurements are '18'7" x 11'11" maximum, 8'9" minimum/5.66m x 3.63m maximum, 2.67m minimum'.

Of brick construction, having up-and-over door to the front, UPVC double glazed window and door to the rear, electric power and light. and houses a wall-mounted gas central heating boiler providing domestic hot water and central heating.

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### Pleasant Rear Garden

Having paved patio, lawn, and well-stocked flower borders.



### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

#### Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

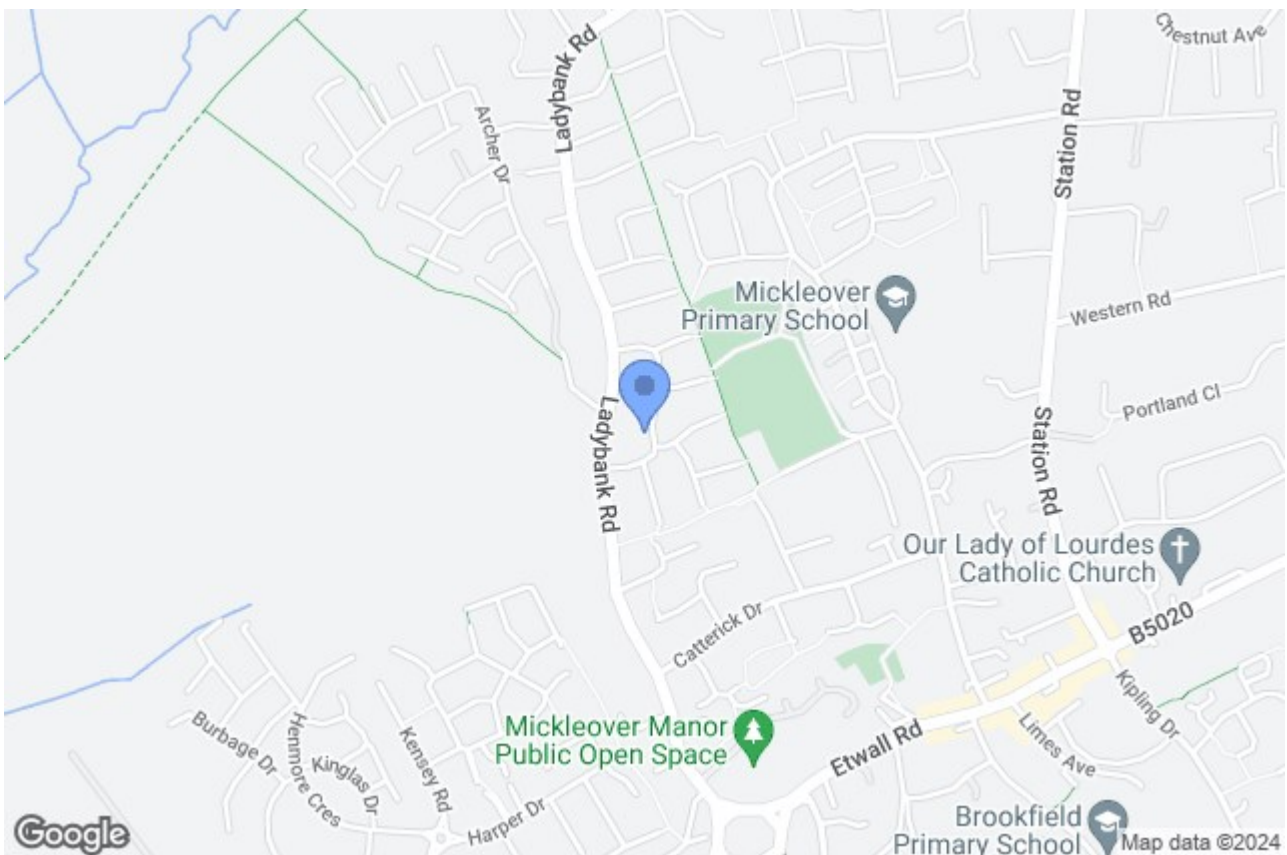
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13373**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

