



55 Catterick Drive, Mickleover, Derby, DE3 0TY

Chain Free £190,000

Scoffield Stone is pleased to offer for sale this two double bedroom semi-detached home, located within the popular Ladybank Estate of Mickleover and finding itself an ideal purchase for the first time buyer, down-sizer or investor. The property benefits from a number of key features to include, but not limited to; driveway parking; private rear garden; two double bedrooms. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.



Mickleover: 01332 511000
Hilton: 01283 777100

www.scoffieldstone.co.uk

Summary Description

Accommodation in brief comprises; entrance porch, lounge and kitchen/diner to the ground floor. To the first floor you will find two double bedrooms and the family bathroom.

Outside, to the front you will find a lawned garden with hedgerow border and herbaceous planting. To the rear you will find a detached single garage with driveway parking, leading to an enclosed, private garden which is landscaped to provide paved patio, lawn and further planting.

Mickleover is a charming suburb located in Derbyshire, England. It offers a pleasant blend of residential tranquillity and convenient amenities. The area boasts a range of local amenities that cater to the needs of its residents. Mickleover provides excellent shopping opportunities with a variety of shops, including grocery stores, boutiques, and specialty shops, ensuring easy access to everyday necessities. There are also several dining options, ranging from cosy cafes to restaurants offering diverse cuisines. For recreational activities, Mickleover offers ample green spaces and parks where residents can enjoy leisurely walks, picnics, or outdoor sports. The local community centre hosts various events and activities throughout the year, fostering a sense of community spirit. The suburb is well-served by public transportation, with regular bus services connecting it to Derby city centre and surrounding areas. This makes commuting convenient for residents who work or study elsewhere. Mickleover benefits from having excellent healthcare facilities, including medical clinics and a local hospital, ensuring residents have access to quality healthcare services within close proximity. Overall, Mickleover provides a comfortable and well-rounded living environment, offering a range of amenities, recreational spaces, convenient transportation links, and essential services for its residents to enjoy.

Entrance Porch

Carpeted and neutrally decorated with front aspect upvc double glazed window, side aspect upvc double glazed main entrance door, telephone point.

Sitting Room

17'6" x 12'11" (5.34 x 3.94)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, tv point, radiator.

Kitchen/Diner

12'11" x 8'9" (3.94 x 2.67)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed window, rear aspect part obscure glazed upvc door to garden, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, integrated electric oven with gas hob and extractor hood over, under counter space and plumbing for appliances, inset composite sink with drainer and vegetable preparation with chrome mixer tap, wall mounted gas boiler, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, roof access.

Bedroom One

11'1" x 9'8" (3.39 x 2.95)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Two

12'11" x 8'11" (3.96 x 2.74)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, built in airing cupboard, radiator.

Bathroom



Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, radiator, low flush wc, bathtub with chrome hot and cold taps and electric shower over, pedestal wash hand basin with chrome hot and cold taps.

OUTSIDE

Frontage

To the front of the property you will find a small hedged garden with lawn and border planting.

Rear Garden and Driveway



To the rear you will find an enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and herbaceous borders. You will also find, next to the garage a section of tarmac driveway which provides handy extra car parking.

Garage



To the rear you will find a detached single garage with metal up and over door. There is a short driveway leading up to the garage.

Material Information

Council Tax Band: B

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

Buying to Let?

The property is currently let under a fixed term assured shorthold tenancy, attracting a rent of £670pcm.

Guide achievable rent price: £900pcm. This is as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

What3Words Location:

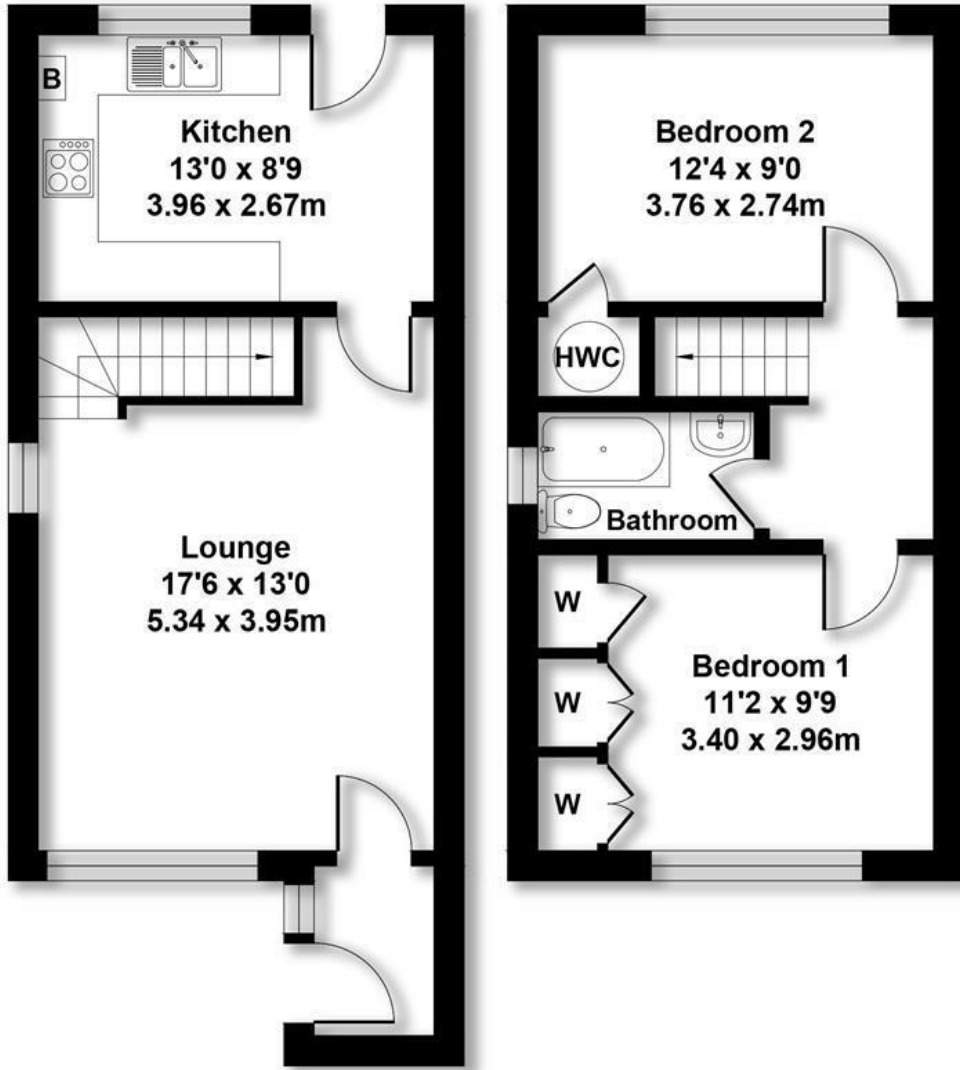
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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

55 Catterick Drive

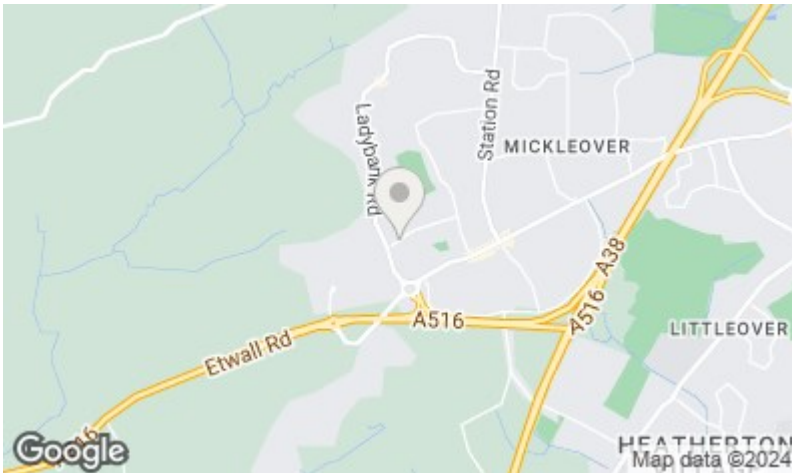
Approximate Gross Internal Area
721 sq ft - 67 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980