



6 Hoylake Drive, Mickleover, Derby, DE3 0QA

Chain Free £225,000

A charming 3-bedroom semi-detached home with modern kitchen, fireplace, garage, and garden, ideal for families, couples, first-time buyers, and investors in a quiet location with nearby amenities.

Don't miss the chance to make this lovely home your own!



Sales: 01283 777100

Lettings: 01332 511000

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Summary description

Welcome to this charming 3-bedroom semi-detached property, perfect for families, couples, first-time buyers, and investors. Situated in a quiet location with nearby schools, local amenities, and parks, this home offers a wonderful blend of comfort and convenience.

As you step inside, you will find two inviting reception rooms, one boasting a cosy fireplace, and the other featuring large windows with access to the garden. The open-plan kitchen is modern and provides ample space for appliances, with a lovely view of the garden, making it ideal for hosting family gatherings or simply enjoying your morning coffee.

The three bedrooms offer comfortable accommodation, with two double bedrooms and a single bedroom, providing flexibility for your lifestyle needs. The bathroom is in need of modernisation, offering you the opportunity to add your personal touch to this space.

Outside, this property comes with a garage, parking facilities, and a delightful garden, perfect for outdoor relaxation or entertaining guests.

Entrance to:-

Lounge

13'6" x 12'11" (4.14 x 3.94)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, wall mounted electric fire, tv and telephone points, under stairs storage cupboard.

Open Plan Kitchen/Diner

Dining Area

9'0" x 10'9" (2.75 x 3.3)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed window, upvc double glazed door to rear garden, radiator.

Kitchen Area

7'5" x 10'9" (2.27 x 3.3)



Having wood effect cushion flooring and neutral decor with side aspect upvc double glazed window, upvc part glazed door to rear garden, a range of fitted wall and floor units to gloss white with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with electric hob over and chimney style extractor hood, under counter space and plumbing for appliance, wall mounted Worcester gas combination boiler.

Stairs/Landing

Carpeted and neutrally decorated with wooden stair rails, side aspect upvc double glazed window, access to roof space.

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Bedroom One

12'11" x 10'0" (3.95 x 3.07)



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

Bedroom Two

10'9" x 10'0" (3.3 x 3.06)



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

Bedroom Three

9'10" x 6'5" (3.02 x 1.98)



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

Bathroom



Having ceramic tiled effect cushion flooring and fully tiled walls with rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, radiator.

OUTSIDE

Frontage and Driveway

There is a concrete driveway with adequate parking for at least two cars parked in tandem. A lawn with perimeter planting borders greets the property.

Garage

A detached pressed concrete garage with timber gatefold doors.

Rear Garden

A modest, enclosed garden which has been landscaped to provide a mixture of decked patio, lawn and planting borders.

Material Information

For Material Information, please visit <https://moverly.com/sale/VFIVUnThjXhhS4jy3FEjXa/view>

Buying to Let?

Guide achievable rent price: £1100pcm

The above 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.

Disclaimer

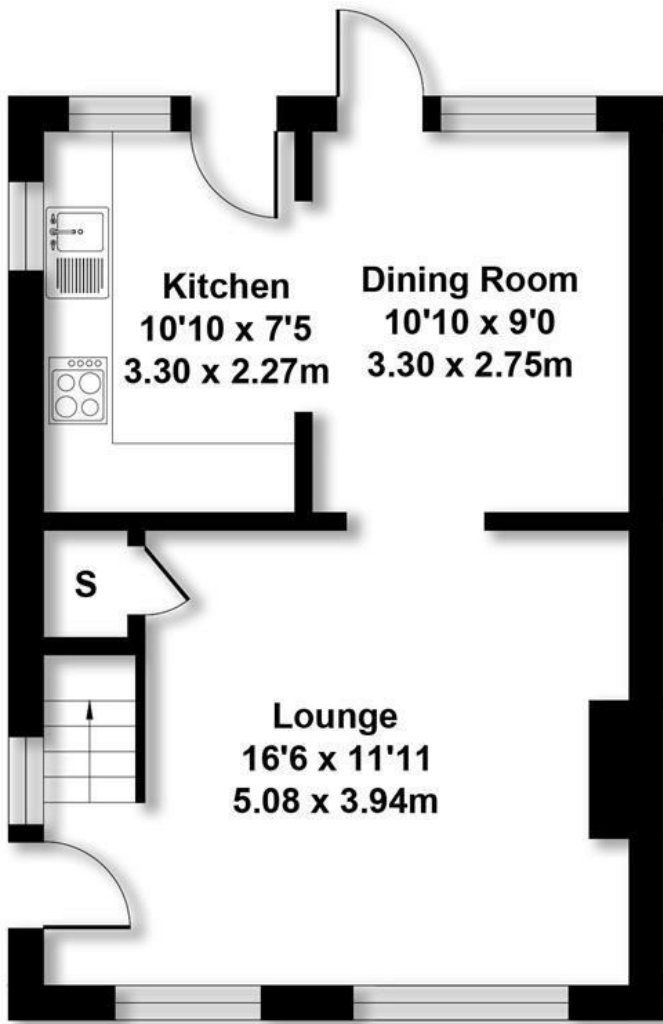
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each 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.

Location / what3words

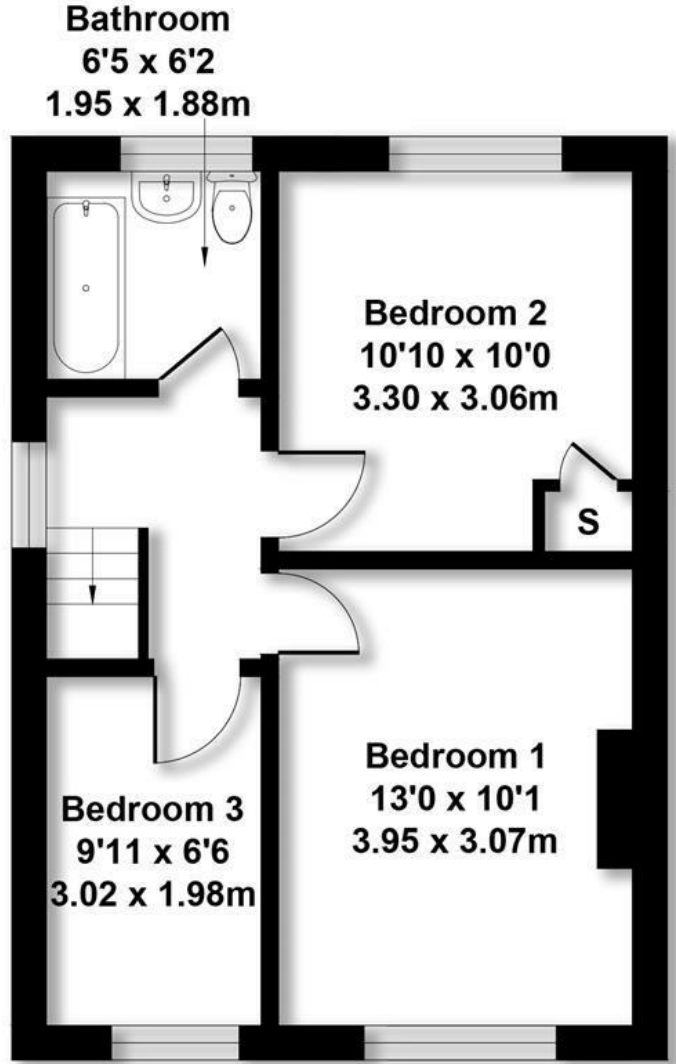
what3words ///hers.letter.bill

6 Hoylake Drive

Approximate Gross Internal Area
807 sq ft - 75 sq m

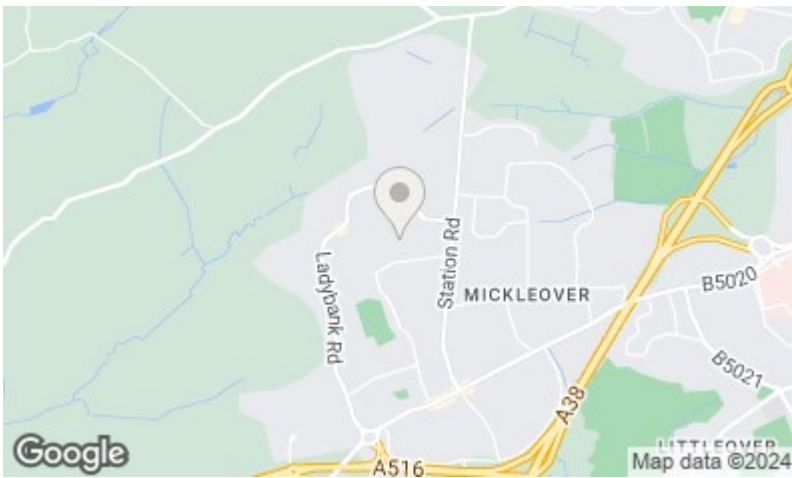
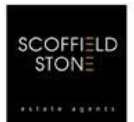


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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	



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