



43 Western Road, Mickleover, Derby, DE3 9GN

£280,000

CHAIN FREE – Scoffield Stone are pleased to offer for sale this traditional bay fronted three bedroom semi-detached home offering superb potential and located on the ever popular Western Road and benefitting from a number of features to include, but not limited to; double driveway; private and generously proportioned rear garden; two reception rooms. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

Summary Description

Accommodation in brief comprises; entrance hall, bay fronted lounge, dining room and kitchen to the ground floor. To the first floor you will find two double and one single bedrooms and the stylish family bathroom.

Outside, to the front you will find a tarmac driveway providing adequate parking for at least to vehicles. A side gate leads to a generous rear garden which provides a good mix of lawn, patio and planting, with the further benefit of a large workshop to the bottom of the garden which could be utilised for a number of purposes.

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 Hall

Carpeted and neutrally decorated with side aspect part obscure glazed upvc main entrance door, access to under stairs cupboard, radiator, telephone point.

Lounge

13'5" x 12'2" (4.09 x 3.72)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, ornate Adam style cast iron fireplace with tiled inlay, tv, telephone and cable points, radiator.

Dining Room

13'3" x 12'3" (4.05 x 3.74)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, tv and telephone points, radiator.

Kitchen

15'8" x 7'5" (4.8 x 2.27)



Having ceramic tile flooring and neutral decor with rear and side aspect upvc double glazed windows, side aspect part obscure glazed upvc door to rear yard, inset lights to ceiling, a range of fitted wall and floor units to cream with stone effect roll edge worktop and tiled splashbacks, integrated freezer, integrated double electric oven with five burner gas hob over, integrated dishwasher, integrated fridge, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances.

Stairs/Landing

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

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Bedroom One

13'3" x 12'2" (4.05 x 3.73)



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

Bedroom Two

12'2" x 10'2" (3.73 x 3.11)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator, tv point.

Bedroom Three

9'10" x 7'5" (3 x 2.27)



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

Bathroom



Having ceramic tile effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, part tiled walls, inset lights to ceiling, vanity unit with inset toilet and wash hand basin having chrome monobloc tap, bathtub with chrome hot and cold mixer tap having shower attachment, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

The front of the property is entirely finished to tarmacadam driveway and provides adequate parking for at least two cars.

Rear Garden



A substantial garden of good length which has been landscaped to provide a mixture of paved patio, lawn, established herbaceous borders with a number of trees and small pond. To the foot of the garden you will find a timber workshop and shed. The workshop has light and power and offers a great deal of opportunity with regards to how you might wish to use it.

Material Information

Council Tax Band: C

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/>

Disclaimer 03/2021

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

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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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1200pcm

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. Scoffield 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

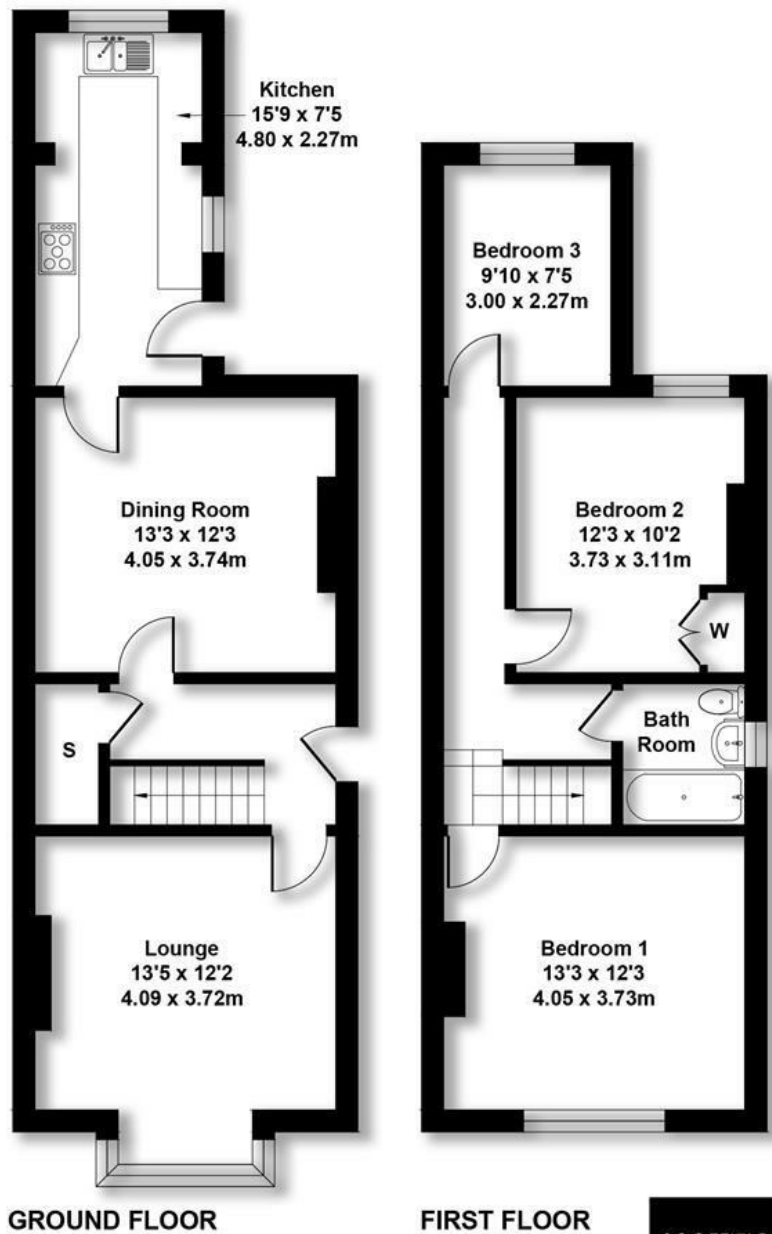
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Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

43 Western Road

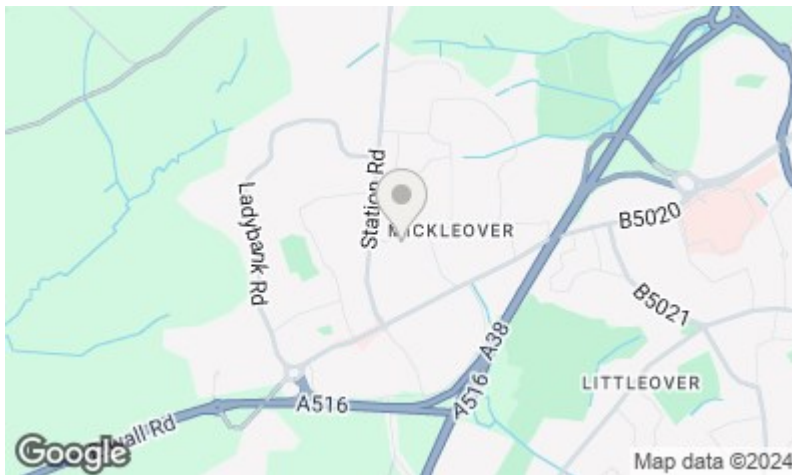
Approximate Gross Internal Area
1066 sq ft - 99 sq m



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	85
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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