

89 Farnworth Road, Mickleover, Derby, DE3 0ET

£210,000

A well-maintained end-of-terrace property featuring three bedrooms, an open-plan reception room with garden access, a fully functional kitchen, a unique gaming area, a contemporary bathroom, and manageable garden areas with parking facilities, ideal for families, couples, first-time buyers, and investors.

Summary Description

A spacious end of terrace property, presented in good condition. This wonderful property offers an inviting layout, ideal for families, couples, first-time buyers, and buy-to-let investors.

Upon entry, you will discover a beautiful lounge-diner that boasts an open-plan design, perfect for entertaining or relaxing with the family. This room also provides direct access to a garden, allowing for a seamless indoor-outdoor living experience.

The house includes one delightful kitchen, fully functional and ready to cater to your culinary needs. There is also a unique gaming or hobby area cleverly tucked away under the stairs, providing a special nook for leisure activities or storage.

The property offers three well-proportioned bedrooms. The first bedroom is a comfortable double room, complete with built-in wardrobes, offering ample storage for your belongings. The second bedroom is also a generous double room. The third bedroom, while not specified as a double, is spacious and inviting.

The house also features a newly refurbished bathroom, with a contemporary walk-in shower, offering a touch of luxury and modern convenience.

Recessed Storm Porch

Reception Hall

Having an opaque uPVC double glazed entrance door, staircase to first floor and door off to;

Lounge Area

19'6" x 9'3" (5.95m x 2.82m)



Open plan living in an L-shaped design having a natural oak floor, fireplace with feature gas coal effect living flame fire, radiator, uPVC double glazed window to the front aspect and opening up to:

Dining Area

17'7" x 7'1" (5.36m x 2.16m)



Having natural oak floor, double radiator, access to an understairs gaming or hobby area, uPVC double glazed french doors to the rear garden and door off to:-

Kitchen

12'0" x 7'9" (3.67m x 2.37m)



Fitted with a full range of off white shaker style wall, base and drawer units with black granite effect laminated rolled edge working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs, laminate flooring, wall mounted combination gas boiler, inset stainless steel sink and drainer, space and plumbing for washing machine and further freestanding appliances, uPVC double glazed window and uPVC opaque double glazed door to the garden.

Landing

With turned spindle balustrade, radiator, access to roof space and doors off to;

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Bedroom One

11'6" x 10'6" max plus doorway (3.52m x 3.21m max plus doorway)



Having built-in wardrobes, radiator and uPVC double-glazed window to the front aspect.

Bedroom Two

10'6" x 8'11" (3.21m x 2.74m)



Having a storage cupboard, radiator and uPVC double-glazed window to the front aspect.

Bedroom Three

8'9" x 10'8" (2.67m x 3.26m)



Having radiator and uPVC double glazed window to the side aspect.

Shower room

5'5" x 6'11" (1.66m x 2.11m)



Having refitted modern contemporary white three-piece suite comprising; low centre flush wc, wash hand basin, walk in shower and ceiling extractor fan, radiator and uPVC opaque double glazed window to rear aspect.

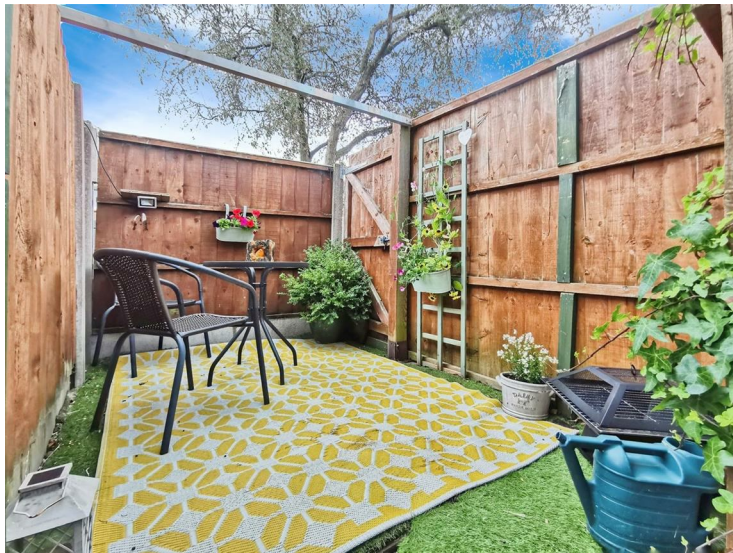
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Outside front



The property stands on a corner position at this sought after residential locality. To the front is a fenced boundary with a wrought iron gate leading to a lawned fore garden with pathways and borders.

Outside rear



Outside rear The pathway from the front in turn leads to the garden, laid to a low maintenance design and enclosed by close panel fencing, there is a raised private patio area with a side wooden access gate, off road car parking, cold water tap, garden and security lighting.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1562.64 a year (£130.22 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

Buying to Let?

Guide achievable rent price: £995.00 pcm

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.



Sales: 01283 777100
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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.

Location / what3words

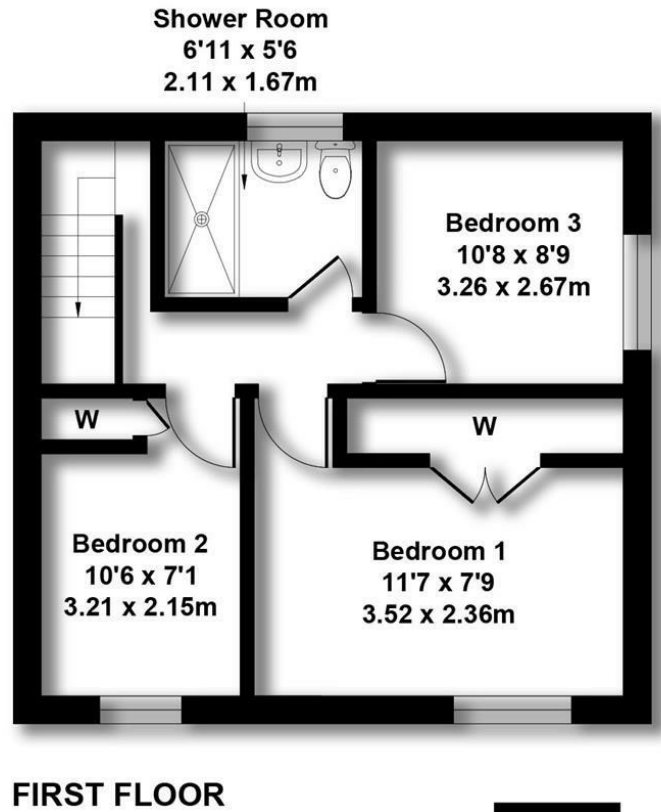
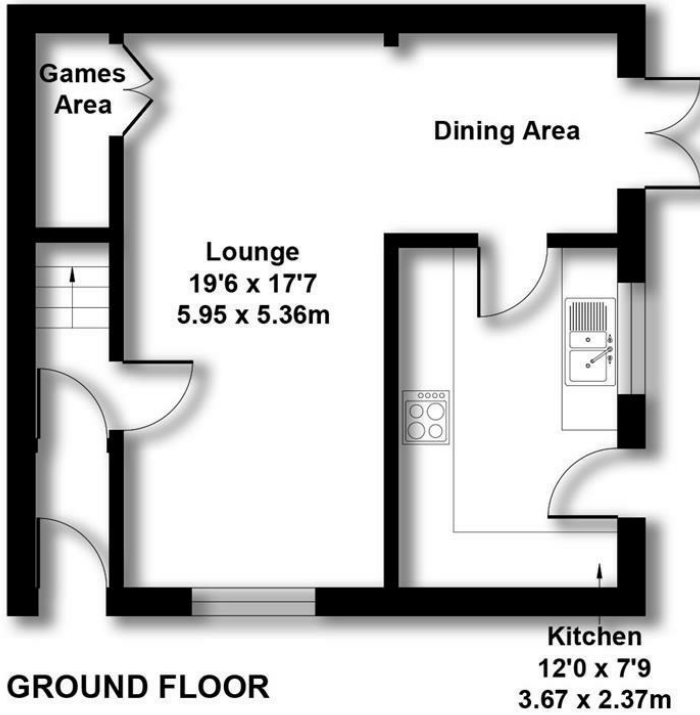
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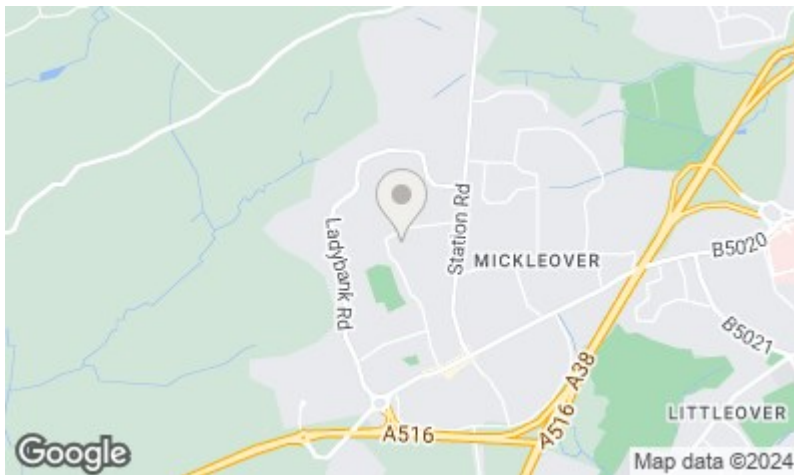
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Approximate Gross Internal Area
807 sq ft - 75 sq m



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		84
(81-91)	B		
(69-80)	C		70
(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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