



**42 Girton Way, Mickleover, Derby, DE3 9EA**

**£230,000**

This delightful three-bedroom terraced house, available chain-free and in good condition, is perfect for families, offering spacious living over three storeys, driveway parking, an enclosed garden, and convenient access to public transport, amenities, parks and schools.



### Summary Description

For sale, this delightful three-bedroom terraced house, presented in good condition and available for immediate purchase. This property is perfect for families seeking a residence with ready access to public transport links, local amenities, green spaces, nearby parks and schools.

The property boasts an array of unique features. The driveway parking and car-port provide ample space for vehicles, while the enclosed, lawned garden at the rear offers a safe and private environment for relaxation and play.

Inside, the house is well laid out over three storeys. The ground floor hosts a sizeable double bedroom with direct access to the garden, providing a unique living space. The first floor is home to a stylish kitchen with a garden view and fitted units, as well as a reception room with large windows, a garden view, and a lounge/diner area.

The remaining double bedrooms are located on the second floor. Bedroom one is a well-sized room with built-in wardrobes and an en-suite, providing a private sanctuary for relaxation. Bedroom two is another generous double room, offering ample living space. Also on this floor is a stylish bathroom, ensuring all necessities are catered for.

This property is available chain-free and with immediate vacant possession, providing an excellent opportunity for a swift and hassle-free move. Families will no doubt find this to be the ideal home, offering comfort, convenience and a host of attractive features.

### Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, part obscure glazed composite door to car-port, radiator.

### Bedroom Three/Study

7'10" x 9'1" (2.39 x 2.78 )



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed French doors to garden, radiator, tv and telephone points.

### Guest Cloakroom/WC

Having ceramic tiled flooring and neutral decor with low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

### Stairs/Landing to First Floor

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

### Lounge/Diner

19'7" x 11'1" (5.97 x 3.38 )



Carpeted and neutrally decorated with front aspect upvc double glazed French doors to Juliette balcony, rear aspect upvc double glazed window, tv and telephone points, two radiators.

### Kitchen



Having tile effect laminate flooring and neutral decor with rear aspect upvc double glazed window, fitted wall and floor units to shaker style in Oak effect finish, stone effect roll edge worktops with tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances.



## 42 Girton Way, Mickleover, Derby, DE3 9EA

### Stairs/Landing to Second Floor

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard with hot water cylinder, access to roof space.

### Bedroom One

10'4" (into wardrobes) x 11'0" (3.15 (into wardrobes) x 3.37)



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

### En Suite Shower Room

Having tile effect laminate flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, wash hand basin with chrome monobloc tap, single shower enclosure with plumbed shower, radiator.

### Bedroom Two

8'11" x 10'5" (2.74 x 3.19 )



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

### Bathroom



Having tiled effect laminate flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

### OUTSIDE

#### Frontage and Driveway

At the front, there is a small section of herbaceous planted border, with car parking available on the tarmac driveway beneath the carport.

#### Rear Garden



Accessed via the car-port you will find an enclosed garden which has been landscaped to provide a mixture of lawn, paved patio and extended tarmac driveway.

### 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  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Driveway, Covered, and 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

### 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.

### Buying to Let?

Guide achievable rent price: £1250pcm

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.

### Location / what3words

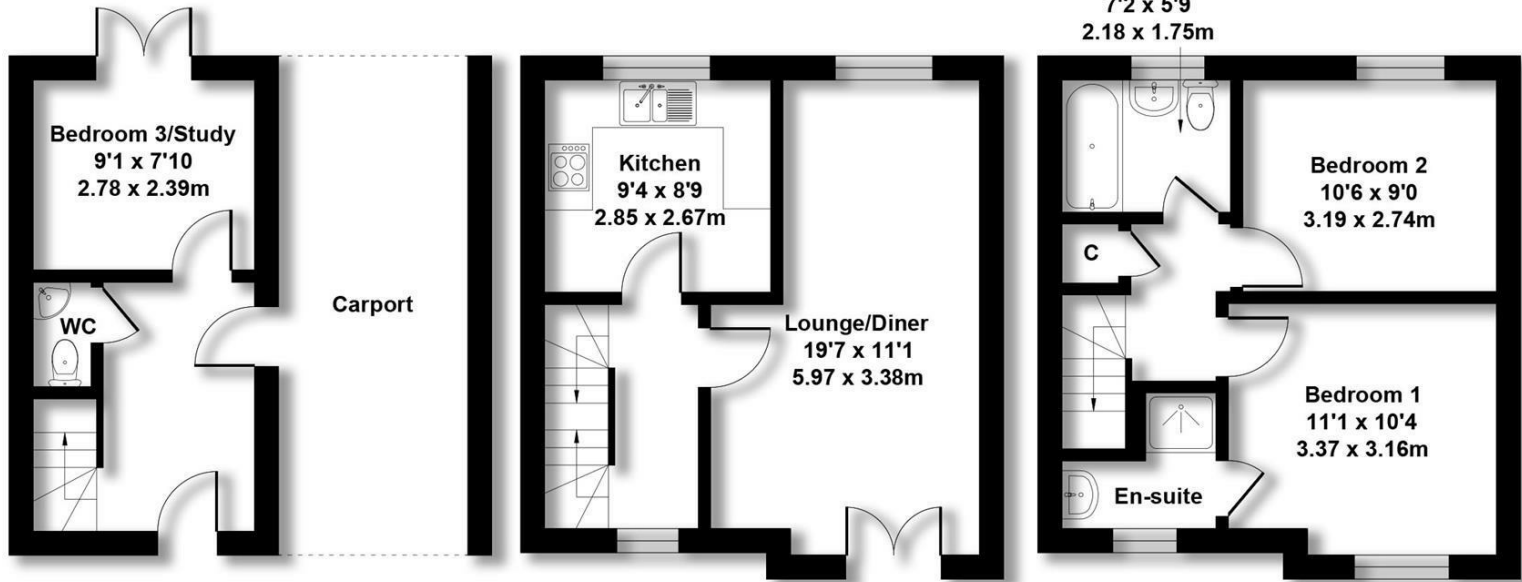
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Sales: 01283 777100  
Lettings: 01332 511000  
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# 42 Girton Way

Approximate Gross Internal Area  
1011 sq ft - 94 sq m  
(Excluding Carport)



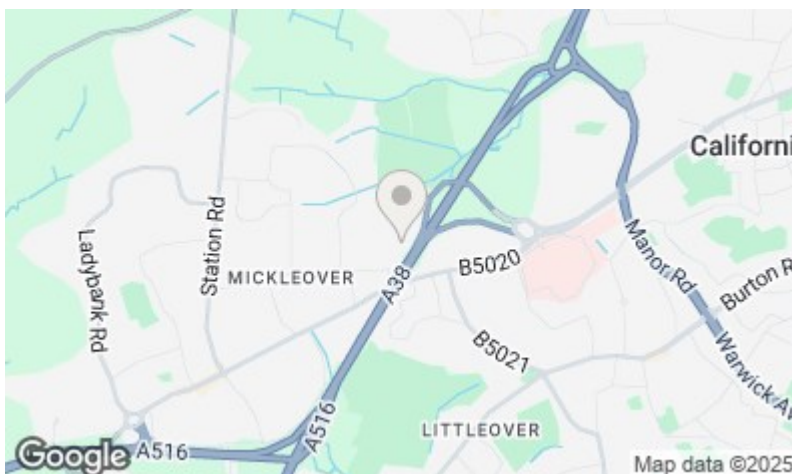
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

SCOFFIELD  
STONE  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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