

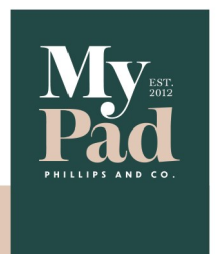
2 Bed House - Detached

Offers around £165,000

 Park Road, Mickleover, Derby, DE3 0EL



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2 Bed House - Detached

£165,000

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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Circa 1852 former chapel, skilfully converted to provide sizeable accommodation which must be viewed to appreciate the location and size of accommodation on offer. This delightful detached property is ideal for the first time buyer or investor and is situated close to the village with its array of shops, bars and amenities. Gas centrally heated and UPVC double glazed throughout, the home briefly comprises; sizeable living area with hallway, dining area and fitted kitchen, guest's cloakroom / Wc, light and spacious sitting rom. On the first floor a study / landing leads to two bedrooms and bathroom with white suite. Outside, to the front is a paved area. Freehold. Council tax band B. Energy rating C.

Open Plan Dining Hallway 24'5" x 8'7" extending to 15'6" (7.45 x 2.62 extending to 4.73)



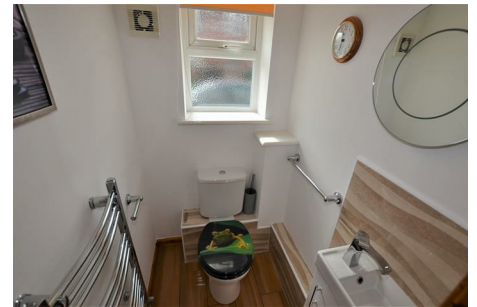
Kitchen Area



Having a range of modern wall, base and drawer units with laminated rolled edge working surfaces, tiled splash backs, ceramic tiled floor, inset black glass four ring ceramic hob with electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, space for slim line dish washer, inset stainless steel sink top with side drainer, extendable hot and cold mixer tap, two UPVC opaque double glazed windows to rear aspect and dog legged staircase to first floor.



Guests Cloak Room/WC



Having white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin nestling on a white high gloss vanity unit with tiled splash backs, ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Sitting Room 16'8" x 8'7" (5.09 x 2.64)



Having laminated wood effect floor, television and media connection points, radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.

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First Floor Study Landing



With turned spindle balustrade, laminated wood effect floor, deep bulk head storage cupboard (housing the wall mounted combination gas boiler), radiator and velux double glazed sky light to side aspect.



Bedroom One 12'7" x 9'3" (3.86 x 2.84)



Having built in wardrobe, laminated wood effect floor, radiator, television connection point, ceiling LED down lighters and UPVC double glazed window to front aspect.

Bedroom Two 10'5" x 8'10" (3.18 x 2.71)



Having a laminated wood effect floor, radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.

Bathroom



Having modern white three piece suite

comprising; low centre flush wc, floating wall mounted wash hand basin nestling on a white high gloss vanity unit and 'P' shaped deep panelled shower bath with feature fixed head mains fed drench shower, together with hand held shower attachment, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling extractor fan and velux double glazed sky light to side aspect.

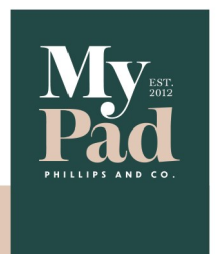
Outside

To the front is a block paved area and bin store with pebbled area to the side.

Please Note

For added security purposes, a burglar alarm system has been installed.

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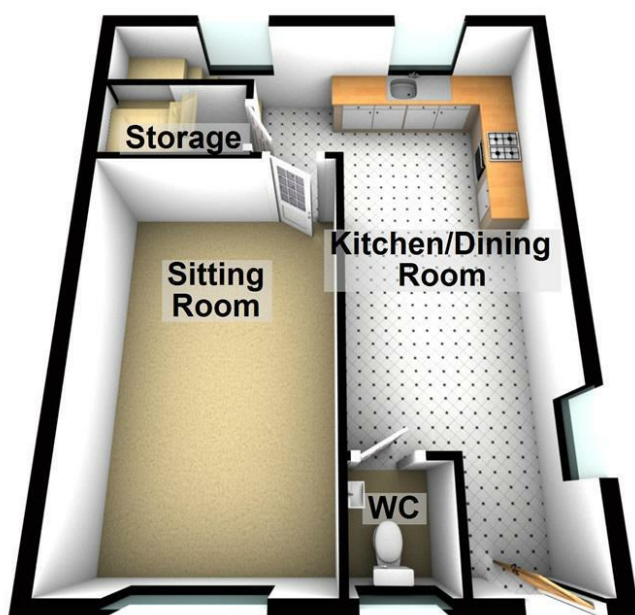


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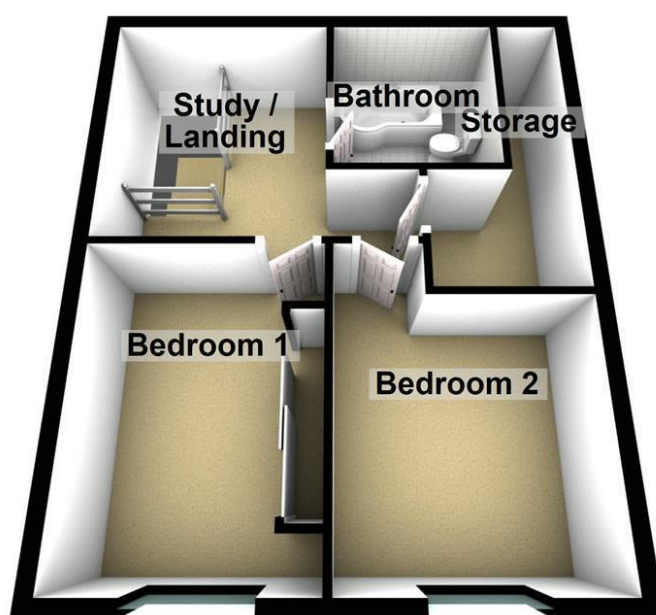
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	76	
(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	

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