

3 Bed House - Semi-Detached

Guide price £200,000

Western Road, Mickleover, Derby, DE3 9GR



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PHILLIPS AND CO.

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IMMEDIATE POSSESSION - NO UPWARD CHAIN - My Pad Phillips & Co are delighted to offer for sale this interesting project. A traditional bay fronted semi detached property requiring a certain amount of improvement, ripe for extension (Subject to local authority planning consents) and sited on a large south facing plot in this sought after locality. In brief: Reception hall, sitting room, dining room, kitchen. On the first floor a landing leads to three bedrooms and bathroom. Outside is car parking and established gardens. The property is sold freehold. Council tax band C. Energy rating F.

Canopied Storm Porch

To:-

Reception Hall



Having composite and opaque double glazed entrance door, original minton tiled floor, understairs storage cupboard and staircase to first floor.



Sitting Room 12'11" x 11'11" (3.96 x 3.65)



Having wooden fire surround, gas fire and UPVC double glazed curved bay window to front aspect.

Dining Room 12'2" x 11'0" (3.71 x 3.37)



Having tiled fire surround, original full height storage/display cupboard, picture rail and UPVC double glazed window to rear aspect.

Kitchen 7'11" x 5'11" (2.42 x 1.81)



Having quarry tiled floor, sink unit, UPVC double glazed window and UPVC double glazed door to side aspect.

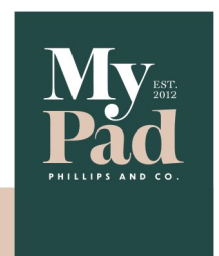
First Floor Landing



With access to roof space and UPVC opaque double glazed window to side aspect.

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Bedroom One 11'11" x 10'11" (3.65 x 3.34)



Having original cast iron fire surround and UPVC double glazed window to rear aspect.

Bedroom Two 11'0" x 10'0" (3.37 x 3.06)



Having original cast iron fire surround and UPVC double glazed window to front aspect.

Bedroom Three 7'10" x 7'3" (2.41 x 2.21)



Having UPVC double glazed window to front aspect.

Bathroom



Having white three piece suite and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies an extensive mature south facing plot, at this sought after residential address. To the front is a hedged boundary and lawned fore garden with a concrete fore court and driveway. Twin wooden access gates lead to the large mature rear garden, enclosed by panelled fencing and hedging, laid to a shaped lawn with mature trees and a concrete outbuilding.



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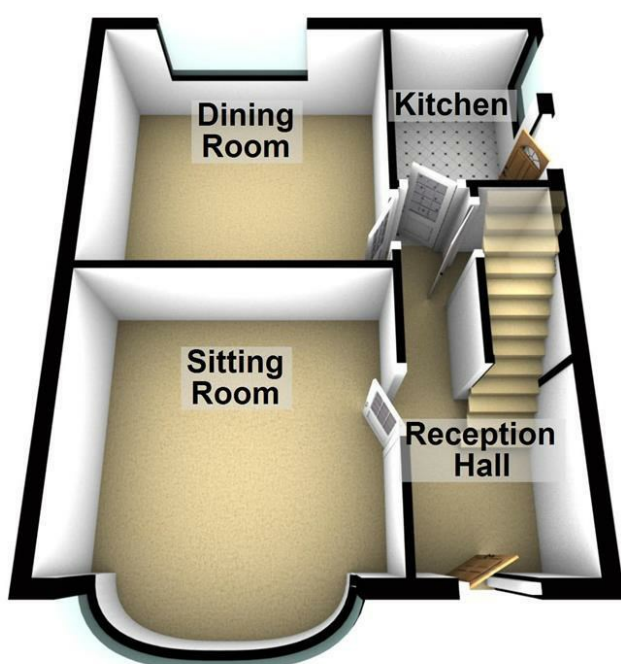
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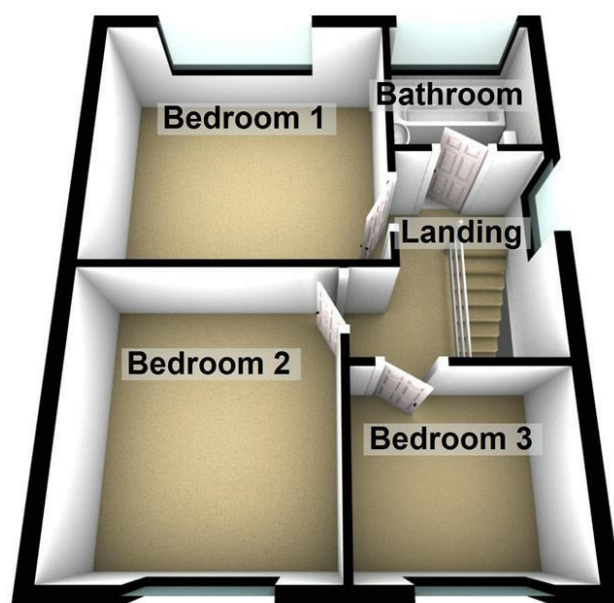
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			33
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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