

3 Bed House - Semi-Detached

Offers over £249,950

 Glenfield Crescent, Mickleover, Derby, DE3 0RF



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Occupying a sizeable corner plot in this highly aspirational locality is this delightful modern semi detached family home offering immense potential to improve / extend (Subject to local authority planning consents). Gas centrally heated and UPVC double glazed. In brief: Entrance porch, open plan lounge, dining kitchen, conservatory. On the first floor a landing leads to three bedrooms and shower room. Outside. The property occupies an established plot with car parking and brick garage to rear. The property is freehold. Council tax band B. Energy rating D.

Entrance Porch

Having UPVC opaque double glazed entrance door, radiator, UPVC double glazed window to side aspect and timber and opaque glazed internal door leading to:-

Sitting Room 14'4 x 13'9 (4.37m x 4.19m)



Having exposed brick fire surround with quarry tiled hearth, polished wood mantel shelf, electric coal effect living flame fire, single wall light point, BT and television connection points, double radiator, staircase to first floor and UPVC double glazed window to front aspect.



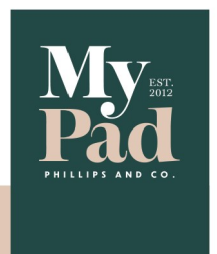
Dining Kitchen 14'7 x 10'3 (4.45m x 3.12m)



Having a full range of fitted wall, base and drawer units with granite effect laminated rolled edge working surfaces and matching breakfast bar, complimentary ceramic tiled splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, space and plumbing for automatic washing machine, space for fridge freezer, double radiator, deep understairs storage cupboard, two UPVC double glazed windows to rear aspect, UPVC opaque double glazed door to rear and twin timber and opaque glazed doors leading to:-

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Conservatory 10'1 x 9'4 (3.07m x 2.84m)



Having ceramic tiled floor, ceiling light, UPVC double glazed windows with matching french doors giving views and access over the sizeable established side and rear garden.

First Floor Landing

With access to insulated roof space (the loft being fully boarded and having pull down loft ladder) and UPVC double glazed window to side aspect.

Bedroom One 13'7 x 8'3 (4.14m x 2.51m)



Having recessed fitted double wardrobe with overhead linen cupboard space, airing cupboard (housing the pre insulated cylinder), BT and television connection points, radiator and UPVC double glazed window to front aspect.



Bedroom Two 9'2 x 8'3 (2.79m x 2.51m)



Having radiator and UPVC double glazed window to rear aspect.

Bedroom Three 10'9 x 5'9 maximum (3.28m x 1.75m maximum)

Having bulk head storage cupboard (housing the Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating), radiator and UPVC double glazed window to front aspect.

Shower Room



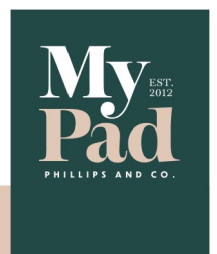
Having white three piece suite comprising; low flush wc, pedestal wash hand basin and matching shower tray with complimentary ceramic tiled splash backs, chrome and glass shower cabinet with bi-fold door, Mira mains fed shower, further complimentary part tiling, white enamel heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a sizeable corner plot, at this ever popular residential address. To the front of the property is a dwarf boundary wall and lawned fore garden with established shrubbed borders. A wooden access gate at the side of the

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property leads to the sizeable rear garden, enclosed by close panel fencing and laid to a shaped lawn with patio area, sun terrace, mature shrubs, cold water tap and garden lighting. Also included in the sale is the timber potting shed.

To the rear of the garden a wooden access gate leads to the driveway offering car standing space for approximately two cars, this in turn leads to the detached concrete sectional garage, measuring internally 15'6 x 8'2, having up and over door and side personal door.



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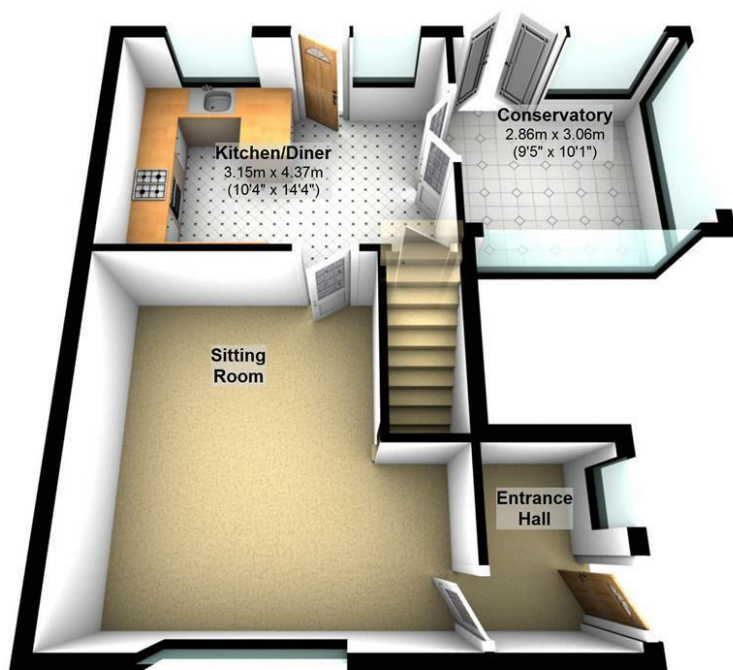
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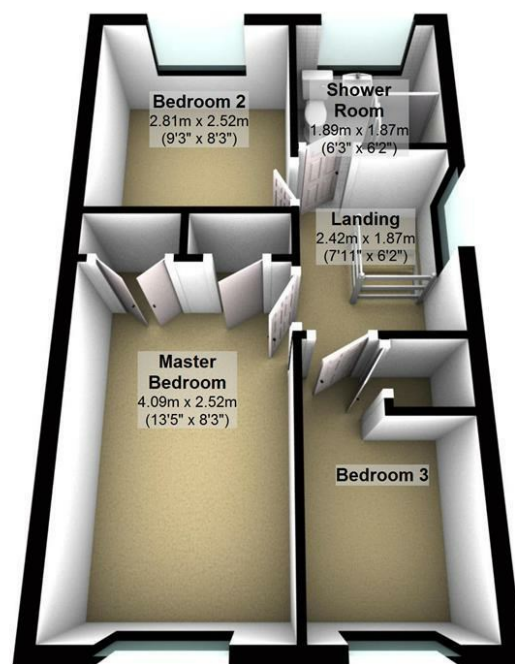
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		60
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		

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