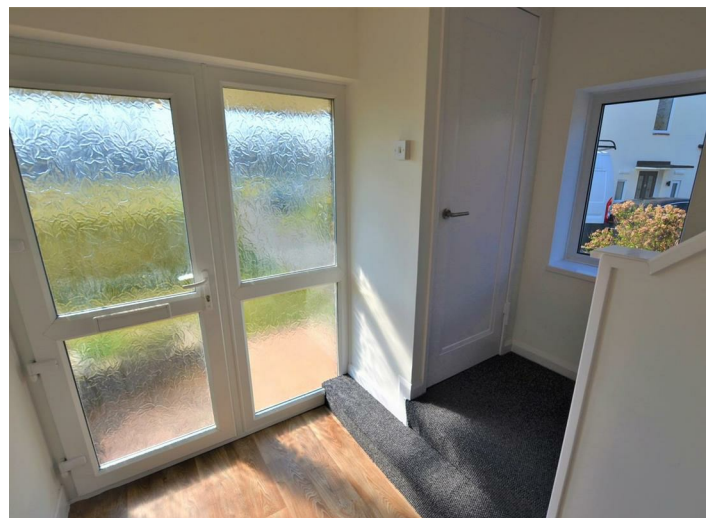


3 Bed House - Semi-Detached

£1,200 PCM

Wilson Close, Mickleover, Derby, DE3 0DT



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3 Bed House - Semi-Detached

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DCM

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AVAILABLE IMMEDIATELY - FULLY REFURBISHED - UNFURNISHED - £276.92 HOLDING DEPOSIT REQUIRED. FULL DEPOSIT OF £1384.60 REQUIRED AT START OF TENANCY. Occupying a highly sought after location within the renowned Mickleover Country Park area of this popular village, is this comprehensively upgraded semi detached family home standing on an extensive mature plot and overlooking a green area to the fore. This delightful property has been fully renovated to provide sizeable gas centrally heated and UPVC double glazed accommodation. Tastefully decorated throughout, the property briefly comprises; reception hall, sitting room, dining room, well equipped newly fitted kitchen, side vestibule with Wc. On the first floor a landing leads to three bedrooms together with a newly fitted bathroom and Wc. Outside is off road car parking, garage / workshop and a large mature rear garden.

PHOTOVOLTAIC CELLS/SOLAR PANELS PROVIDE FURTHER ANNUAL TENANT SAVINGS ON REDUCED ELECTRICITY BILLS
Council tax band B. Energy rating A.

Reception Hall



Having UPVC opaque double glazed entrance door with matching side light, oak effect vinyl floor, fitted cloaks cupboard, UPVC double glazed window to side aspect, double radiator and staircase to first floor.

Sitting Room 14' 9 x 11'11 (4.27m 2.74m x 3.63m)



The sitting room and dining room being open plan. Having television and media connection points, radiator, UPVC double glazed window to front aspect (over looking a delightful green area) and open arch leading to:-

Dining Room 9'8 x 8'5 (2.95m x 2.57m)



Having oak effect vinyl floor, double radiator and UPVC double glazed window to rear aspect.

Fitted Kitchen 9'8 x 8'10 (2.95m x 2.69m)



Having a full range of modern fitted wall and base cupboards with laminated rolled edge working surfaces, inset black glass ceramic four ring hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, inset white enamel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting natural oak vinyl floor, double radiator, full height

utility/store/pantry (housing the space and plumbing for automatic washing machine) and UPVC double glazed window to rear aspect. A timber and glazed door leads to a:-

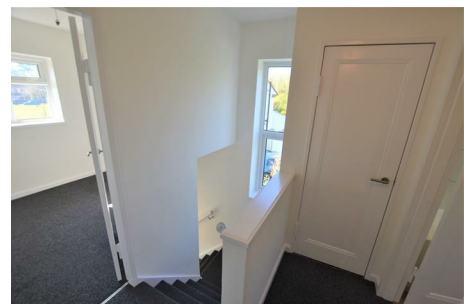
Side Vestibule

With deep understairs storage cupboard.

Cloak Room/WC

Having white high flush wc with UPVC opaque double glazed window to side aspect.

First Floor Landing



With access to roof space, airing cupboard (housing the Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating) and UPVC double glazed window to side aspect.

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Bedroom One 13'7 x 11'11 (4.14m x 3.63m)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect (again offering delightful views over the central green area).

Bedroom Two 14'10 x 9'7 (4.52m x 2.92m)



Having built in wardrobe, radiator, and UPVC double glazed window to rear aspect.

Bedroom Three 8'5 x 8'9 maximum (2.57m x 2.67m maximum)



Having bulk head storage cupboard, radiator and UPVC double glazed window to front aspect (offering delightful views).

Separate WC



Having white low flush wc with UPVC opaque double glazed window to rear aspect.

Bathroom



Having white two piece suite

comprising; pedestal wash hand basin and panelled bath with shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled splash backs, radiator, ceiling extractor fan, LED down lighters and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a superb position at this highly sought after address and is sited on an extensive mature plot. To the front is a privet hedged boundary with lawned fore garden, having shrubbed borders with an adjacent tarmac driveway giving car standing space and leading to a garage/workshop. The extensive rear garden is enclosed by panelled fencing, together with well trimmed privet hedging, laid to a shaped lawn with mature shrubs, trees, summerhouse and cold water tap.

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