



**Directions**

From the offices of Hannells in Mickleover proceed along Uttoxeter Road for some distance eventually turning left at the traffic lights into Western Road and right into the Varsity Grange development. Following the road continue around the corners where the property can be located on the right hand side, clearly identified by our Hannells 'For Sale' board.



Viewings Strictly By Appointment Only

**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [www.hannells.co.uk](http://www.hannells.co.uk)  
 E: [mickleover@hannells.co.uk](mailto:mickleover@hannells.co.uk)  
 T: 01332 540522

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

78 Girton Way, Mickleover, DE3 9EA | **£167,500 (Freehold)**

Modern family home located on a popular location and is ideally situated for the The Royal Derby Hospital. Boasting lounge/diner with Juliet balcony, fitted kitchen, three bedrooms, en-suite, family bathroom, enclosed rear garden and off road parking. Internal viewing are highly recommended!

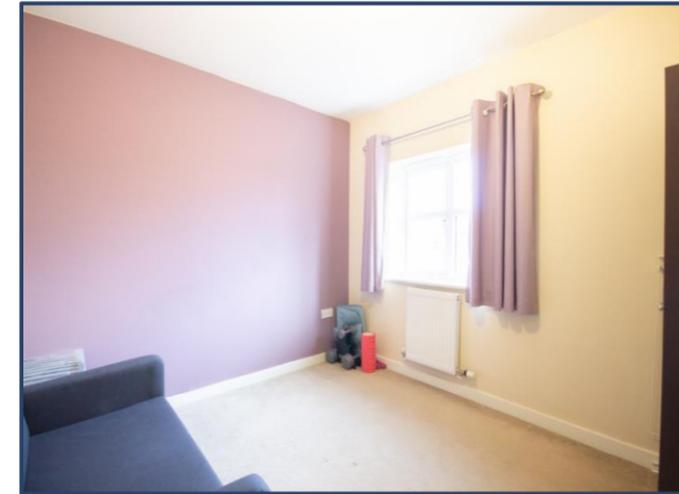
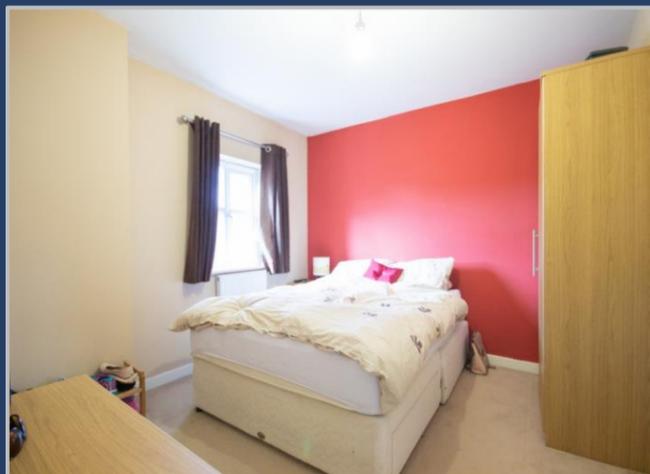
- Semi Detached Family Home
- Lounge/Diner With Juliet Balcony
- Three Bedrooms



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	83	80	81

Very energy efficient - lower running costs (A-G) and Very environmentally friendly - lower CO<sub>2</sub> emissions (A-G) scales are shown.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



## Property Description

Hannells Estate Agents are delighted to offer for sale this well presented and modern three bedroom home located in the much sought after area of Mickleover.

The property benefits from uPVC double glazing, gas central heating and off road parking. Having a modern and versatile layout the accommodation in brief comprises: entrance hall, cloakroom/W.C and bedroom three to the ground floor (currently used as an office). To the first floor can be found a spacious lounge diner with Juliet balcony and a well appointed modern kitchen. To the second floor are two good sized bedrooms, master en-suite and a white three piece bathroom suite. Outside, to the side of the property is a car port providing off road parking for one vehicle and giving access to the rear of the property. To the rear of the property is a fence enclosed lawn and patio garden.

Girton Way is ideally situated close to local shops within Mickleover village, the Royal Derby Hospital, well regarded schools and public transport routes. The property also benefits from excellent road links with the A38, A52 and A50 road networks, leading to the M1 motorway and East Midlands Airport. The property must be viewed internally to be fully appreciated.

## Rooms & Measurements

### | Ground Floor:

| Entrance Hall : 10' 3" x 5' 11" (3.12m x 1.80m) Max

| Cloakroom/WC: 5' 2" x 2' 10" (1.57m x 0.86m) Max

| Bedroom Three: 9' 1" x 7' 10" (2.77m x 2.39m)

### | First Floor:

| Lounge/Diner : 19' 6" x 11' 0" (5.94m x 3.35m)

| Kitchen : 9' 4" x 8' 11" (2.84m x 2.72m)

### | Second Floor:

| Master Bedroom : 10' 11" x 10' 3" (3.32m x 3.12m) Max

| En-suite: 5' 8" x 4' 4" (1.73m x 1.32m) Max

| Bedroom Two: 10' 4" x 8' 11" (3.15m x 2.72m)

| Family Bathroom : 6' 5" x 5' 7" (1.95m x 1.70m)

78 Girton Way, Mickleover, DE3 9EA | **£167,500 (Freehold)**

*A Moving Experience*