



CURRAN BIRDS + CO

Warner Street
Mickleover, Derby
£215,000



CURRAN BIRDS + CO

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THREE BEDROOMS, IMPRESSIVE KITCHEN DINER - Ideally suited to first-time buyers, this well-presented three-bedroom terrace is positioned in the heart of Mickleover village and has been modernised to a high standard throughout.

The accommodation is thoughtfully arranged to make excellent use of space, offering a comfortable and stylish setting for everyday living. A welcoming lounge flows into an impressive kitchen diner, complemented by a particularly useful utility room – a valuable feature that adds both practicality and storage rarely found in homes of this style. Three good-sized bedrooms and a contemporary bathroom complete the accommodation.

With a low-maintenance rear garden and being on the doorstep of Mickleover's pubs, bars, and restaurants, this property presents an appealing and well-balanced lifestyle opportunity.





The property opens into a well-proportioned lounge positioned at the front of the home, finished with laminate flooring and enhanced by decorative ceiling coving and a ceiling rose. An inset coal-effect fire provides a charming focal point, creating a comfortable and welcoming living space.

To the rear, the kitchen diner forms the central hub of the home, fitted with shaker-style wall and base units, roll-edged worktops, integrated double electric oven, gas hob with extractor hood, dishwasher, and fridge-freezer. Contemporary tiled splashbacks and a wall-mounted modern radiator complete the space, offering a practical and sociable layout.

An inner lobby gives access to an understairs storage cupboard, adding valuable everyday storage. Beyond the kitchen is a useful utility area, providing fitted worktops, base units, laminate flooring, fitted automatic washing machine, and housing the wall-mounted combination boiler. The modernised bathroom is located to the rear of the property and features a panel bath with thermostatic rainfall shower, contemporary tiling, vanity unit with storage, wash hand basin, wall-mounted mirrored cabinet, WC, radiator, and vinyl flooring.



The first floor offers three good-sized bedrooms, all finished with laminate flooring and modern fixtures. The second bedroom includes built-in wardrobe space, while the third bedroom is positioned to the rear.

Externally, the rear garden is laid mainly to lawn with a patio area suitable for outdoor seating. Slate beds and enclosed fencing complete the space, creating a tidy and functional outdoor area.





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The Location

Located in the heart of the village the property is located just a short walk from a range of popular bars and social spots, including Binary and Brooks, alongside traditional pubs such as The Hole In The Wall, all contributing to the village's lively yet relaxed atmosphere.

For fitness and wellbeing, residents enjoy access to Bloom Pilates, Moko, and Exertion Gym, while Mickleover Golf Club is located nearby. A Tesco supermarket lies at the heart of the Mickleover complemented by a variety of local shops and services. Families are well catered for with a choice of respected primary schools nearby and the area benefits from excellent access to Derby Royal Hospital.







22 Warner Street

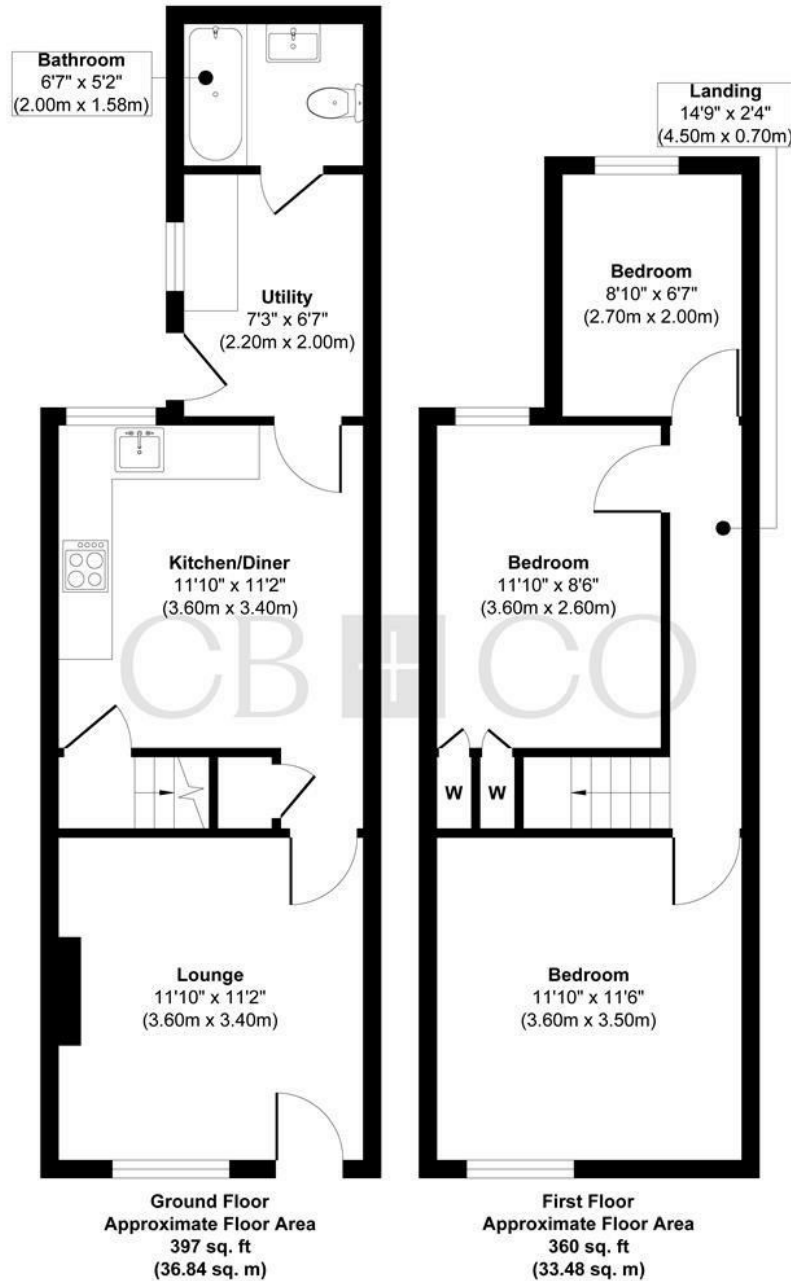


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Heart Of Mickleover Village Setting
- High Quality Spacious Kitchen Diner With Integrated Appliances
- Three Well Proportioned Bedrooms
- Lounge With Feature Fireplace
- Modern Contemporary Bathroom With Rainfall Shower
- Useful Utility And Laundry Area
- Generous Rear Garden With Patio Area
- Stylish Accommodation, Modernised Throughout
- Ideal For The First Time Buyer
- Short Walk From Village Bars, Restaurants. Excellent Lifestyle Location

Size

Approx 757.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's *Talk*

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