



GADSBY
NICHOLS

36 Hilton Close, Mickleover, Derby, DE3 0EH
Asking Price £239,000

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AN APPEALING, THREE-BEDROOMED SEMI-DETACHED residence, enjoying a pleasant cul-de-sac setting, within minutes walking distance of Mickleover centre and excellent range of amenities. Available with IMMEDIATE VACANT POSSESSION and NO CHAIN, the accommodation has the benefit of gas central heating and uPVC double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, front lounge, rear dining room, and kitchen. FIRST FLOOR, landing, three bedrooms, and bathroom. OUTSIDE, front garden, deep driveway affording ample car standing spaces, detached single garage, and enclosed rear garden. EPC D, Council Tax Band B.

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THE PROPERTY



No upward chain, and offering an excellent opportunity for an affordable entry into the three-bedroomed property market in the Mickleover area, and which is ideally suited for further refurbishment to individual taste. Comprising; entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, front garden, ample parking, single garage, and rear garden.

LOCATION

The property enjoys a pleasant and secluded cul-de-sac setting within the popular suburb of Mickleover, within minutes walking distance of highly regarded local amenities to include day-to-day shopping, doctors and dentist surgeries, places of worship, schooling, hair and beauty salons, eateries, public houses, and leisure facilities. An excellent, regular bus service provides access to Derby city centre via the Royal Derby Hospital. Ease of access is afforded to the A50 and A38 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle proceed along Uttoxeter New Road towards Mickleover, continuing through the ring road traffic lights, straight on at the hospital traffic island, through the crossroads traffic lights and the lights at the A38 flyover, still on Uttoxeter New Road, then on entering the centre of Mickleover at the mini traffic island continue straight across through the old village centre before turning right into Vicarage Road, and second right into Hilton Close.

What 3 Words /// plants.shunts.agents

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13527.

ACCOMMODATION

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

ENTRANCE HALL

Having uPVC double glazed entrance door and side window, central heating radiator, and stairs to the first floor.

LOUNGE

4.88m x 4.01m max (16'0" x 13'2" max)

Having stone fireplace with slate hearth, display plinth, and fitted 'living flame' coal gas fire, uPVC double glazed picture window to the front, and central heating radiator.

DINING ROOM

2.82m x 2.72m (9'3" x 8'11")



Having understairs store, uPVC double glazed window, and central heating radiator.

KITCHEN

2.84m x 2.13m (9'4" x 7'0")

Having fittings comprising: two double base units, three double wall units, and one single wall unit, together with stainless steel sink unit with single drainer, work surface area, breakfast bar, plumbing for automatic washing machine, and uPVC double glazed door and window to the rear.

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FIRST FLOOR

LANDING

Having uPVC double glazed window, and access to the loft space.

FRONT BEDROOM ONE

3.58m x 3.02m plus (11'9" x 9'11" plus)



Measurements are 'plus wardrobe recess'.

Having built-in wardrobes, uPVC double glazed window to the front, central heating radiator, and built-in airing cupboard housing a modern Worcester gas-fired combination boiler providing domestic hot water and central heating.

REAR BEDROOM TWO

3.05m x 2.87m (10'0" x 9'5")



Having uPVC double glazed window, and central heating radiator.

FRONT BEDROOM THREE

2.44m x 1.91m (8'0" x 6'3")

Having fitments comprising: wardrobe with top cupboards, and dressing table and drawers, together with uPVC double glazed window, and central heating radiator.

BATHROOM

1.88m x 1.68m (6'2" x 5'6")



Having suite comprising: low-level WC, pedestal wash hand basin, and panelled bath with Triton electric shower unit over, together with central heating radiator, uPVC double glazed window, and part-tiled walls.

OUTSIDE

FRONT GARDEN

The property is set back from the road behind a low brick wall, having front, shrub borders, and deep driveway affording ample tandem car standing spaces, which leads to the rear via gates to the: -

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DETACHED SINGLE GARAGE

5.23m x 2.57m (17'2" x 8'5")



Of brick construction.

WORKSHOP

2.62m x 1.60m (8'7" x 5'3")

Having access door.

REAR GARDEN



Enclosed by fencing for privacy, having patio, lawn, and flower and shrub borders.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

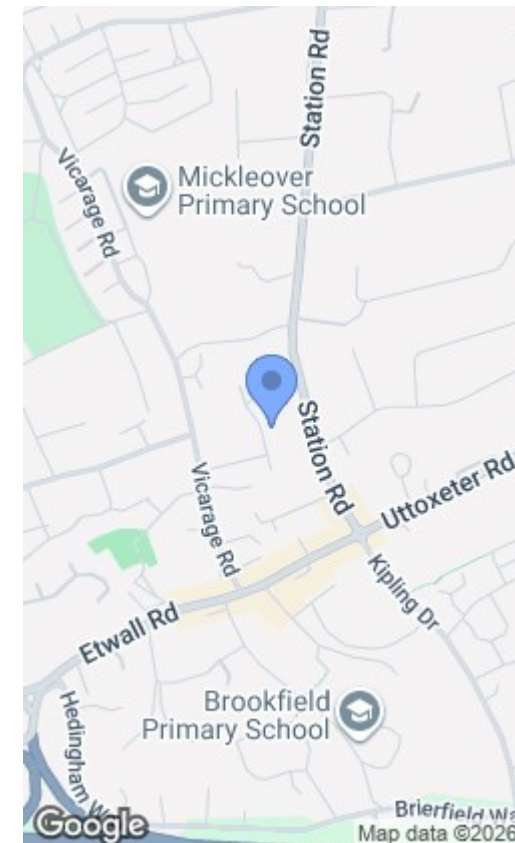
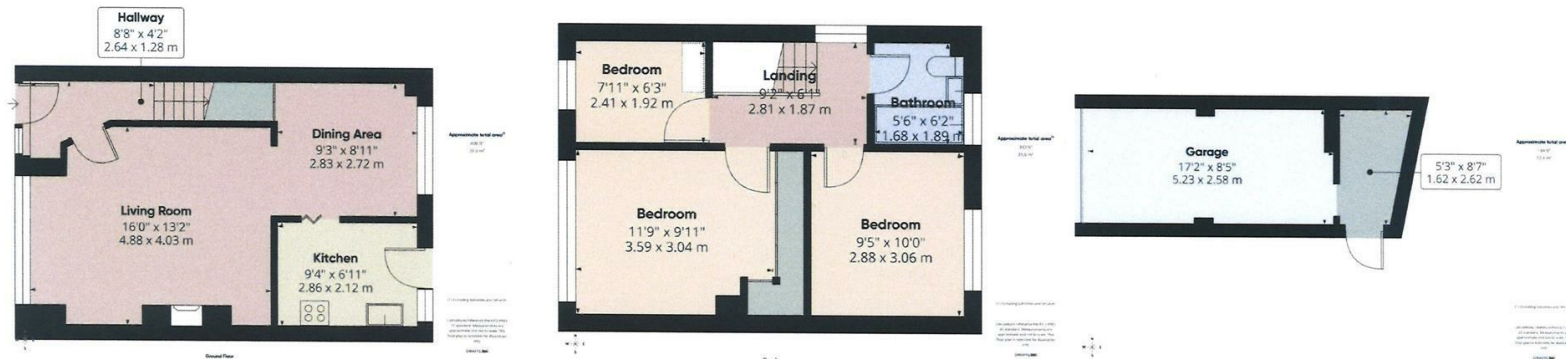
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13527



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 61 | 68 | A | B |
| <p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p> | | <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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