



59 West Drive, Mickleover Derby, DE3 0EW £189,000

A DECEPTIVELY SPACIOUS THREE-BEDROOMED TOWNHOUSE, enjoying a well-established popular residential location in the suburb of Mickleover, within walking distance of an excellent range of local amenities, and within easy access of the Royal Derby Hospital. Available with IMMEDIATE VACANT POSSESSION, the property offers an exciting opportunity for further refurbishment to individual taste. Having the benefit of gas central heating and double glazing, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, front lounge, dining kitchen with fittings, and rear porch. FIRST FLOOR, landing, three well-proportioned bedrooms, and modern bathroom. OUTSIDE, front garden, and rear garden. EPC tbc, Council Tax Band B.

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The Property

The property affords an ideal opportunity for an affordable entry into the property market, for the Mickleover area, with the benefit of immediate vacant possession. The property offers scope for refurbishment to individual taste, and comprises, canopy entrance porch, entrance hall, lounge, dining kitchen, rear porch, three bedrooms, bathroom, front garden, rear garden, and potential car standing and/or garage space.



Location

The property enjoys a well-established and popular residential location off Station Road, within walking distance of Mickleover centre and an excellent range of local amenities. The property is also within easy access of a regular bus service to Derby city centre via the Royal Derby Hospital. Mickleover is also well placed for access to the A50 and A38 for commuting further afield.

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, and through the next two sets of traffic lights, then on reaching the centre of Mickleover at the mini traffic island turn right onto Station Road, before taking the fourth left-hand exit into West Drive to find the property on the left-hand side.

What 3 Words /// fine.parent.longer

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13533.

Accommodation

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

GROUND FLOOR

Canopy Entrance Porch

Having double glazed entrance door.

Entrance Hall

Having central heating radiator, and stairs to the first floor.

Lounge

4.45m x 3.63m max (14'7" x 11'11" max)

Having double glazed bow window to the front, fireplace recess, and central heating radiator.



Dining Kitchen

Comprising: -

59 West Drive, Mickleover, Derby, DE3 0EW

Dining Area

2.59m x 2.06m (8'6" x 6'9")

Having central heating radiator, uPVC double glazed double French doors to the rear garden, and opening to the: -



Kitchen Area

2.57m x 2.29m (8'5" x 7'6")

Having fitments comprising, one double base unit, one single base unit, drawers, three double wall units, and two single wall units, together with stainless steel sink unit with single drainer, ample work surface areas, gas point, uPVC double glazed window to the rear, and door opening to the: -



Enclosed Rear Porch

Having understairs store, and uPVC double glazed door to the rear garden.

FIRST FLOOR

Landing

Having access to the loft space.

Front Bedroom One

3.63m x 3.10m plus (11'11" x 10'2" plus)

Measurements are 'plus door recess'.

Having uPVC double glazed window, and central heating radiator.



Rear Bedroom Two

3.58m x 2.64m (11'9" x 8'8")

Having uPVC double glazed window, and central heating radiator.



Front Bedroom Three

2.74m x 2.26m (9'0" x 7'5")

Having central heating radiator, and uPVC double glazed window.

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Bathroom

Having modern white suite comprising, panelled bath with shower over, pedestal wash hand basin, and low-level WC, together with uPVC double glazed window, and part-tiled walls.



OUTSIDE

Front Garden

Affording the potential for car standing, having low fencing, and lawned areas.

Rear Garden

Enclosed by fencing for privacy, having lawn and borders, and gate to the rear service road providing potential for further car standing, and/or garage space, subject to requirements and obtaining the usual planning and building regulation approvals.



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: R13533

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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