

# 3 Bed House - Townhouse

Price £169,950

 Farneworth Road, Mickleover, Derby, DE3 0ET



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - IDEAL PROJECT FOR THE FIRST TIME BUYER OR INVESTOR. A well cared for mid townhouse occupying a delightful position in this sought after locality. In brief; reception hall, sitting room, dining kitchen, rear lobby. On the first floor a landing leads to three bedrooms and bathroom. Outside are established gardens together with a detached garage accessed to the rear. The property is sold freehold. Council tax band B. Energy rating F.

## Reception Hall

Having timber entrance door and staircase to first floor.

## Living Room 13'1" x 11'11" (4 x 3.64)



With electric gas fire, two wall lights points and UPVC double glazed window.



## Dining Kitchen 14'6" x 8'6" (4.43 x 2.60)



Having a range of wall and base cupboards with laminated working surfaces, large walk in pantry and UPVC full height picture window.



## Rear Porch

With half glazed door to rear garden.

## First Floor

### Landing

With access to roof space.

## Bedroom One 12'0" x 10'2" (3.67 x 3.10)



Having a double glazed window to front aspect.

## Bedroom Two 11'8" x 8'6" (3.57 x 2.60)



Having an airing cupboard (housing the pre insulated cylinder) and double glazed window to rear aspect.

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## Bedroom Three 8'11" x 7'4" (2.72 x 2.25)

this popular residential address and has mature gardens with both front and rear with concrete sectional garage.



Having a double glazed window to front aspect.

## Bathroom



Having a white three piece suite with electric shower, tiled splash backs and opaque double glazed window.

## Outside



The property occupies a private position at

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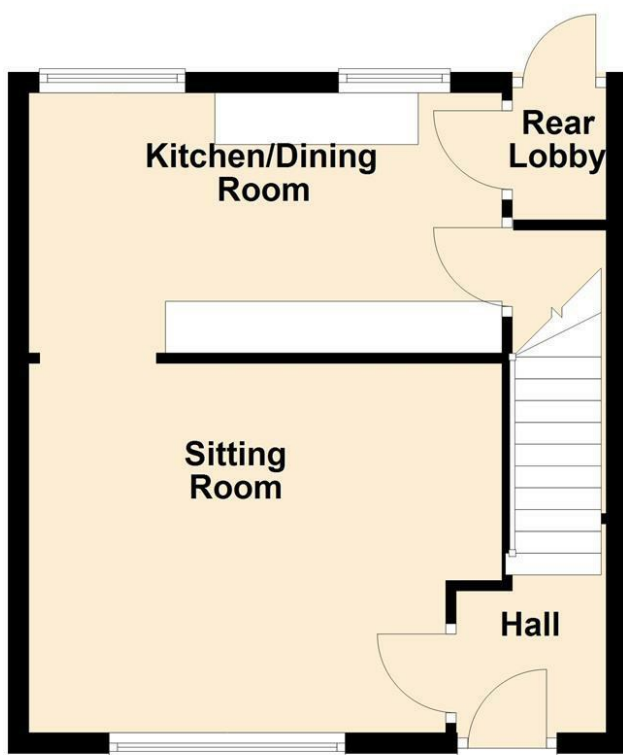
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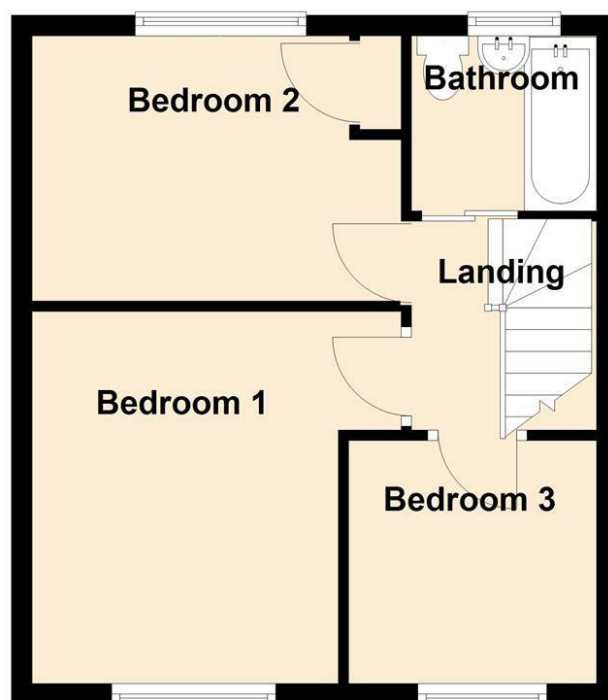
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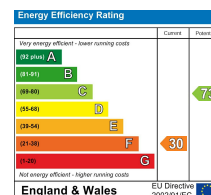
### Ground Floor



### First Floor



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