STATION ROAD, MICKLEOVER, DERBY

PRICE £234,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO STATION ROAD

CASH BUYERS ONLY, REFURBISHMENT PROJECT - This semi-detached bungalow offers buyers the opportunity to modernise and improve a well-positioned property, with the benefit of a good-sized plot and an attractive L-shaped rear garden backing onto woodland. Requiring updating throughout, the property provides scope for a purchaser to undertake works and create a home suited to their own taste and requirements.

The accommodation is arranged on one level and includes two front bedrooms, a generous extended lounge overlooking the rear garden, a well-proportioned kitchen and a bathroom accessed from the hallway. The layout provides a useful starting point for those looking to undertake a programme of refurbishment and make the most of the existing space.

Outside, there is excellent off-road parking from a recently laid tarmac driveway, together with a brick-built garage, side access and an enclosed rear garden. The combination of single-level accommodation, a generous plot and woodland backdrop makes this a property worthy of consideration for buyers looking for a bungalow with clear scope for improvement.

THE DETAIL

The Detail
This semi-detached bungalow requires modernisation and updating throughout and offers a purchaser the opportunity to undertake a programme of refurbishment according to their own requirements. The existing accommodation provides a practical layout, whilst the size of the plot and garden add further appeal.

The property is entered via a UPVC front door into the hallway, which provides access to the accommodation and continues through towards the rear of the property. A further rear door gives direct access into the garden, whilst side access provides an additional practical feature.

There are two bedrooms positioned at the front of the bungalow, providing useful accommodation for those looking for single-level living. The bathroom is located off the hallway and is currently fitted with a three-piece suite.

At the rear, the extended lounge is a generous reception space and benefits from an outlook over the rear garden. The kitchen is also positioned towards the rear and has a window overlooking the garden, providing natural light and a pleasant aspect. Both rooms offer scope to be updated as part of the overall refurbishment.

Externally, the recently laid tarmac driveway provides off-road parking for multiple vehicles and leads to the brick-built garage. The front garden is enclosed by fencing and incorporates pebble beds. The rear garden is L-shaped and enclosed, with a tarmac path and

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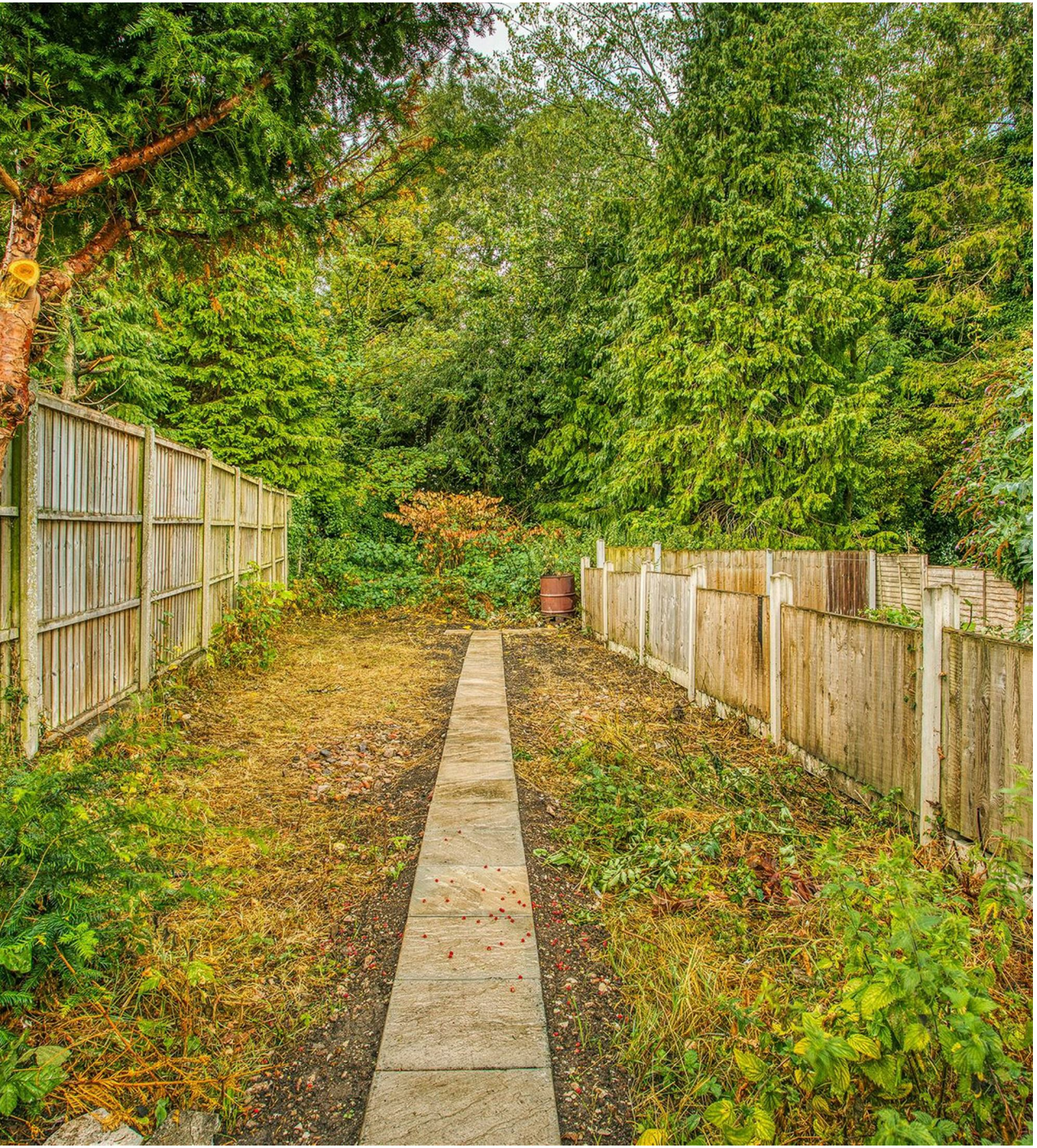

planting borders. The woodland beyond provides a natural and private outlook, adding an appealing feature to the outside space.

Located on Station Road in Mickleover, the property is conveniently positioned close to the Great Northern Cycle Path and the Great Northern pub, providing easy access to nearby recreational space and a popular local venue.

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Station Road

Floor Plan

Approx. Gross Internal Floor Area 771 sq. ft / 71.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

771.00 sq ft

EPC RATING

F

COUNCIL TAX BAND

C

- Refurbishment Project, Requires Modernisation Throughout
- Semi-Detached Bungalow, Two Bedrooms
- Extended Rear Lounge
- Kitchen And Bathroom, Requiring Updating
- L-Shaped Rear Garden, Woodland Backdrop
- Tarmac Driveway, Parking For Several Vechiles
- Garage Providing Useful Storage
- Close To Great Northern Cycle Path
- Popular Mickleover Location
- Cash Buyers

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