



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A (92-100)		A (82-100)	86
B (81-91)		B (61-81)	
C (69-80)	73	C (50-60)	72
D (55-68)		D (39-49)	
E (39-54)		E (28-38)	
F (21-38)		F (11-20)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		England, Scotland & Wales	

**Directions**

From the Offices of Hannells Estate Agents in Micklegate turn right onto Uttoxeter Road then turn immediately left onto Vicarage Road, after 0.4 miles turn right onto Farnworth Road where the rear of the property can be found at the end of the road on the left hand side.

Viewings Strictly By Appointment Only

**View this property**

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

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65 Farnworth Road, Micklegate, DE3 0ET | **Freehold Offers over £140,000**

Excellent opportunity to acquire this deceptively spacious family home situated in the sought after village of Micklegate. The property would be perfect for a first time buyer or growing family and benefits from a detached garage with off-road parking, a spacious lounge and well proportioned bedrooms.

- SPACIOUS LOUNGE
- FITTED BREAKFAST KITCHEN
- DETACHED GARAGE & OFF-ROAD PARKING
- COMBINATION BOILER
- PERFECT FOR FIRST TIME BUYER



Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

## Our View

Hannells Estate Agents are delighted to bring to the market this deceptively spacious family home situated in the sought after village of Mickleover. The property would be perfect for a first time buyer or growing family and benefits from uPVC double glazing, gas central heating by way of combination boiler and a detached garage as well as off-road parking. In brief the accommodation comprises; entrance hall, spacious lounge, fitted kitchen diner and to the first floor three well proportioned bedrooms and a family bathroom. To the front of the property can be found a pleasant fore lawn area with established flower and shrubbery beds and can be accessed by a front path. To the rear can be found a block paved patio, a decked seating area and access to the detached single garage with the off-road parking to the front. Farneworth Road is conveniently situated for access to local amenities including shops, schools, public transport routes, recreational facilities and useful road links via the A52, A38 and A50 networks, leading onto the M1 Motorway and East Midlands Airport. Internal viewings highly recommended to appreciate the size and standard of the accommodation on offer.



### Entrance Porch:

Having a uPVC double glazed door to the front elevation and uPVC double glazing windows to the side elevations.

### Entrance Hall: 4' 5" x 4' 4" (1.35m x 1.32m)

Having a wooden door to the front elevation, radiator, telephone point and a staircase leading to the first floor.

### Lounge: 14' 6" x 11' 10" (4.42m x 3.60m) Max

Having a uPVC double glazed window to the front elevation, stone effect living flame gas fire with feature surround and hearth, radiator, television point and a telephone point.

### Kitchen Diner: 14' 6" x 8' 6" (4.42m x 2.59m)

Having three uPVC double glazed windows to the rear elevation, a range of wall, base and drawer units, laminated roll top work surface, stainless steel sink and drainer with mixer tap, integrated electric oven, inset gas hob with extractor fan over, plumbing for an automatic washing machine, space for a fridge, space for a freezer, space for a dryer, under stairs storage cupboard and a uPVC double glazed door to the side elevation leading into the garden.

### First Floor Landing: 5' 11" x 5' 9" (1.80m x 1.75m)

Having a loft access.

### Bedroom One: 11' 11" x 11' 8" (3.63m x 3.55m) Max

Having a uPVC double glazed window to the front elevation and a radiator.

### Bedroom Two: 11' 8" x 8' 6" (3.55m x 2.59m)

Having a uPVC double glazed window to the rear elevation, radiator and an airing cupboard with combination boiler.

### Bedroom Three: 8' 11" x 7' 4" (2.72m x 2.23m)

Having a uPVC double glazed window to the front elevation and storage cupboard.

### Bathroom: 5' 10" x 5' 5" (1.78m x 1.65m)

Having a uPVC double glazed obscure window to the rear elevation, three piece suite with pedestal hand wash basin, low level WC, panelled bath with electric shower over, radiator and fully tiled walls.

### External Front:

To the front of the property can be found a pleasant fore lawn area with established flower and shrubbery beds and can be accessed by a front path.

### External Rear:

To the rear of the property can be found a block paved patio, a decked seating area and access to the detached single garage with electric and lighting with off-road parking to the front.

65 Farneworth Road, Mickleover, DE3 0ET

