



**Farneworth Road, Mickleover Derby DE3 0ET**

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**Farneworth Road, Mickleover Derby**

Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, lounge, kitchen diner, three bedrooms, a family bathroom, front and rear garden. Call us now to view!



## Auctioneer's Comments

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## Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing.

## Lounge

14' 6" x 11' 9" ( 4.42m x 3.58m )

Cosy lounge finished with wood laminate flooring, a radiator, double-glazed window to the front and an archway leading to the kitchen diner.

## Kitchen

17' 9" x 9' 1" ( 5.41m x 2.77m )

Accessed through the lounge the modern fitted kitchen comprises of base, wall and drawer units with an integrated five-ring gas hob, overhead extractor hood, oven, microwave, and stainless steel sink, with space and plumbing for additional appliances. Finished with tiled flooring, splashback tiling, spotlights to the ceiling, a radiator, a double-glazed window to the rear and french doors leading out to the rear garden.

## Landing

First floor landing providing access to three bedrooms and the family bathroom.

## Bedroom One

11' 10" x 11' 8" ( 3.61m x 3.56m )

Double bedroom finished with carpeted flooring, a cupboard, a radiator and double-glazed window to the front.

## Bedroom Two

11' 8" x 8' 8" ( 3.56m x 2.64m )

Double bedroom finished with carpeted flooring, a cupboard, a radiator and double-glazed window to the rear.

## Bedroom Three

8' 10" x 7' 5" ( 2.69m x 2.26m )

Currently used as a office space. Finished with carpeted flooring, a cupboard, a radiator and double-glazed window to the front.

## Bathroom

Beautiful four-piece suite comprising of a wash-hand basin, low-level, bath and a rainfall shower. Finished with tiled flooring, pat-tiled walls, spotlights to the ceiling, a towel radiator and frosted double-glazed window to the rear.

## External

Externally, to the front, a pathway leading up to the front door, with pebbling and mature shrubbery. To the rear, mainly laid-to-lawn with patio paving and a wooden shed, with off-road parking for multiple vehicles.



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## Farnworth Road, Mickleover Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE-BEDROOM MID-TERRACED HOUSE
- SPACIOUS LOUNGE & KITCHEN DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109364 - 0003

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