



10 Farneworth Road, Mickleover, Derby, Derbyshire, DE3 0EQ

Offers Over £190,000

NO CHAIN - Scofield Stone are pleased to offer for sale this ideal family home with great kerb appeal at this popular residential address. The three bedroom semi-detached property which would ideally benefit from a degree of updating has some great features, such as the generous driveway to the front, enclosed and private rear garden at the rear, extended garage with workshop and downstairs toilet and having electric roller shutter door and well-proportioned conservatory with French doors onto the garden. The property is within walking distance to local shops, with the village centre not too far away and with great links into and out of the city.

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Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed composite main entrance door, meter cupboard, telephone point, radiator.

Sitting Room

12'8" x 12'5" (3.87 x 3.79)



Carpeted and neutrally decorated with front aspect upvc double glazed window, gas fire, tv point, radiator.

Kitchen/Diner

18'11" x 8'4" (5.78 x 2.55)



Having ceramic tile effect vinyl flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed patio doors to conservatory, a range of fitted wall and floor units to white with stone effect roll edge worktop and tiled splashbacks, integrated double gas oven, inset gas hob with extractor hood over, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, radiator, under stairs pantry cupboard.

Conservatory

18'9" x 8'11" (5.74 x 2.74)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and French doors to garden, fitted vertical blinds, wall lights, power sockets.

Stairs/Landing

Carpeted and neutrally decorated, side aspect upvc double glazed window, wooden spindle staircase, airing cupboard, access to roof space with fitted loft ladder and Worcester Bosch boiler.

Bedroom One

12'5" (into wardrobes) x 10'1" (3.79 (into wardrobes) x 3.08)



With front aspect upvc double glazed window, fitted wardrobes and bridging unit, radiator.

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Bedroom Two

12'9" x 8'5" (3.89 x 2.57)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Three

8'5" x 7'3" (2.59 x 2.21)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

Shower room



Having vinyl flooring and fully tiled walls with rear aspect obscure upvc double glazed window, toilet, wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower.

Garage

With light, power and electric roller shutter door.

Outhouse

To the rear of the property is an attached brick-built outhouse affording substantial extra storage along with a downstairs toilet.

Outside



To the front of the property is a Tarmac driveway with adequate space for multiple car parking. At the rear is an enclosed and private garden with paved patio, lawn and planting borders.

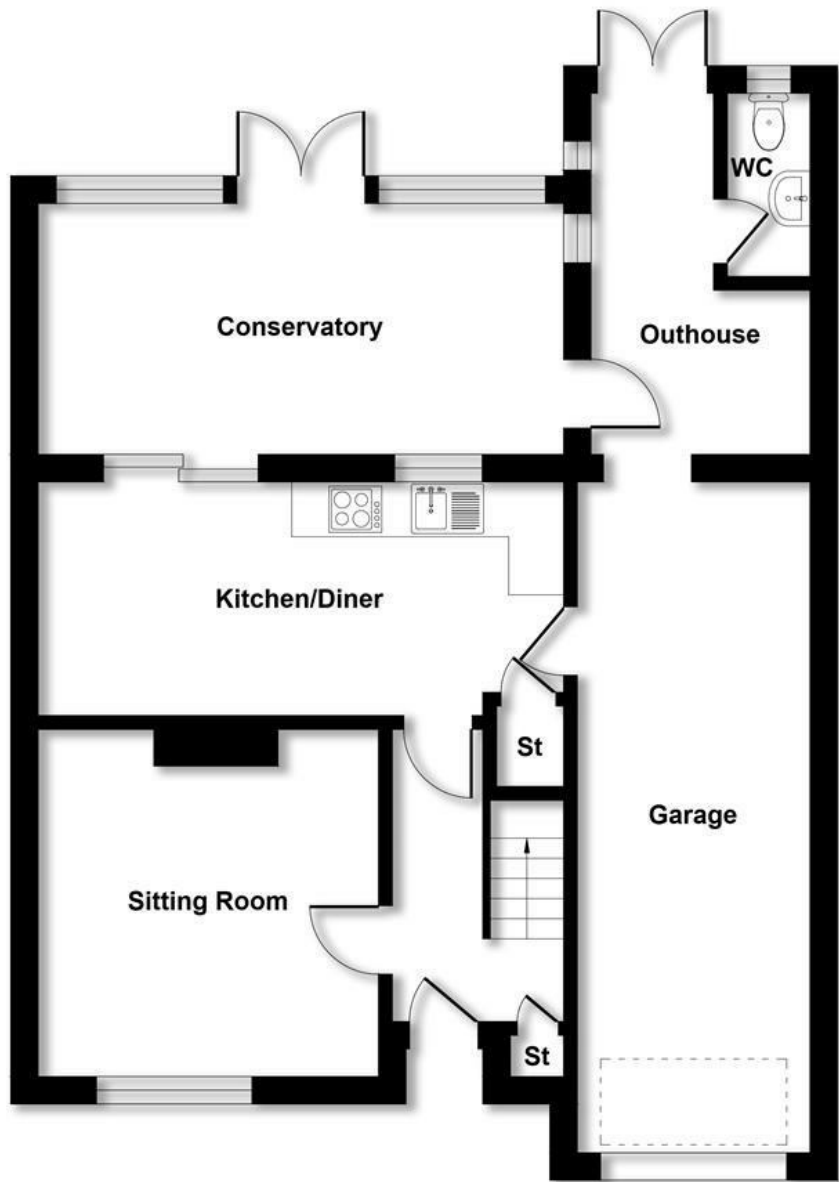
Air Quality

Get air quality data for this address here: <https://addresspollution.org/>

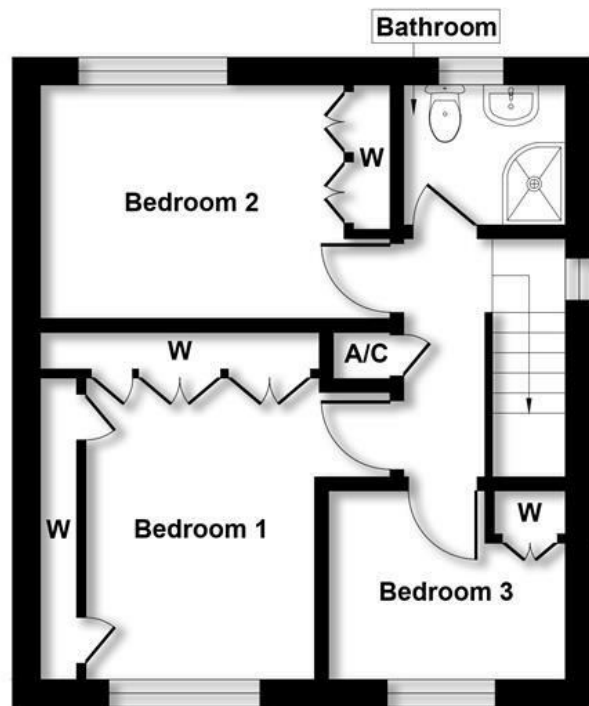
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Farneworth Road



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
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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	



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