



**98 Brisbane Road, Mickleover, Derby, DE3 9JX**

**£220,000**

A three-bedroom semi-detached home in a popular Mickleover location, offering 85 square metres, 912 square feet of accommodation, two reception areas, driveway, garage and low maintenance garden. Requiring modernisation, this is a great opportunity for a first time buyer, family or investor.

### Summary Description

Situated in a popular residential area of Mickleover, Derby, this three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and add value. Set within a development of similar aged properties, the house will appeal to first time buyers, growing families and investors alike. The accommodation includes an entrance porch, hallway, lounge with bow window and open access to dining room, kitchen, rear porch, three double bedrooms and a refitted wet room. Outside, there are gardens to the front and rear, driveway parking and a single garage, making this a practical home with plenty of scope.

A key advantage of the property is the amount of space on offer, extending to 85 square metres (912 square feet). The layout includes two reception areas, allowing flexibility for family living, dining or home working. All three bedrooms are genuine doubles, which is a feature not always found in similar homes. The rear garden has been designed for low maintenance with slab and gravel areas, while the front garden is mainly laid to lawn with hedging. Further benefits include front and rear porches, fitted wardrobes to the main bedroom, useful storage, driveway parking and a block built garage.

Mickleover remains one of Derby's most consistently popular suburbs, known for its range of shops, everyday amenities and strong road connections. The property is well placed for access to Murray Park Community School on Murray Road, while Derby city centre, the Royal Derby Hospital and surrounding employment areas are all within easy reach. Bus links in the area are strong, with the Trent Barton Mickleover service running frequently, and road access to the A38 and A50 helps with commuting across Derby and beyond.

### Entrance Porch

Having ceramic tiled flooring, exposed brick walls, upvc double glazed windows and main entrance door to side aspect.

### Hallway

Carpeted, front aspect upvc double glazed window, night storage heater.

### Lounge

12'8" x 10'8" (3.88 x 3.27)



Carpeted, front aspect upvc double glazed bow window, a living flame gas fire set to Adam style fireplace with wooden mantle and stone effect hearth, electric storage heater, telephone point, archway to: -

### Dining Room

10'7" x 9'1" (3.23 x 2.79)



Carpeted, rear aspect upvc double glazed window, electric heater.

### Kitchen

10'6" x 8'0" (3.22 x 2.44)



Ceramic tiled flooring, rear aspect upvc double glazed window and door to rear porch, wall and floor units to white with roll edge worktops and tiled splashbacks, space and plumbing for appliances, under stairs pantry cupboard.

### Rear Porch

Ceramic tiled flooring, upvc double glazed walls and door to garden.

### Stairs/Landing

Side aspect upvc double glazed window, access to roof space.

### Bedroom One

13'0" x 10'4" (3.97 x 3.15)



Front aspect upvc double glazed window, fitted wardrobes, electric heater.

### Bedroom Two

10'9" x 9'8" (3.28 x 2.96)



Rear aspect upvc double glazed window, airing cupboard with hot water cylinder with immersion heater, electric heater.

### Bedroom Three

9'7" x 7'2" (2.93 x 2.19)



Side aspect upvc double glazed window, electric heater, over stairs bulkhead storage.

### Shower Room

8'1" x 7'6" (2.48 x 2.31)



Refitted as a wet room with rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, electric shower, tiled splashbacks, wall mounted fan heater.

### OUTSIDE

#### Frontage



The front and side are enveloped by a hedged garden which has been landscaped to lawn, with pathway leading to the main entrance.

### Rear Garden



Accessed via the rear porch you will find an enclosed private garden which has been landscaped to provide a low maintenance slab and gravel finish, with some planting and wooden potting shed. A gate leads to the driveway.

### Parking and Garage



Leading to a single, block built garage with metal up and over door, personnel door, side and rear windows. Note: the garage roof building fabric is either asbestos or pressed concrete material.

### Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: Survey Instructed

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

## 98 Brisbane Road, Micklegate, Derby, DE3 9JX

Electricity supply: Mains electricity with 'Economy' tariff currently in place

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Hatch through 1st floor landing ceiling

and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

///learns.stove.angle

### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:  
<https://moverly.com/sale/87Ajb8rPdba6NgZrUzSDm9/view>

### 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Buying to Let?

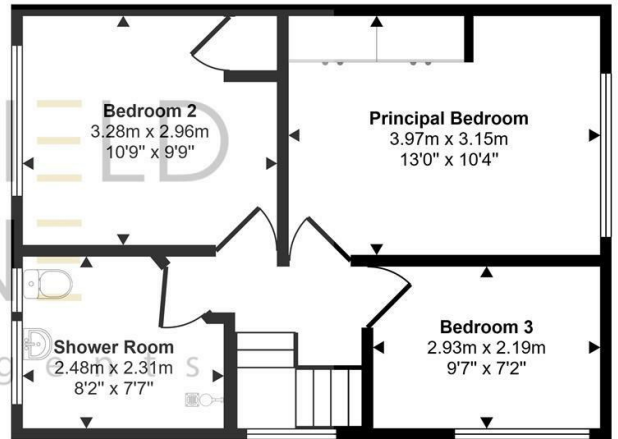
Guide achievable rent price: £1300pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings

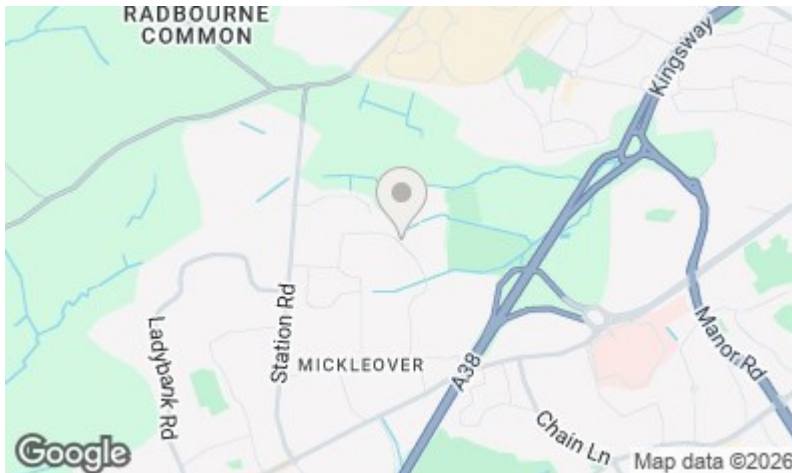


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Approx Gross Internal Area  
85 sq m / 912 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



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