SCOFFIELD STONE
estate agents

72 Farneworth Road, Mickleover, Derby, Derbyshire, DE3 0ES

£155,000

NO UPWARD CHAIN. Scoffield Stone are pleased to offer 'For Sale' this three bedroom end terrace situated at this highly convenient residential address in Mickleover. The property benefits from off road parking, garage, rear garden, front gardens and pedestrianised access at the front making it a quiet location. Internally accommodation comprises; entrance porch, entrance hallway, bay fronted sitting room, extended lounge diner with ample storage space. To the first floor are three bedrooms, two doubles and one single and a modern fitted shower room.

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Mickleover: 01332 511000
Hilton: 01283 777100
www.scoffieldstone.co.uk

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Entrance Porch
Having Upvc opaque double glazed entrance door, Upvc double glazed windows and door to:

Entrance Hallway
Having a UPVC opaque double glazed entrance door, neutral decor, carpet to flooring, radiator, alarm control panel and staircase leading to the first floor.

Living Room
14'6" max x 11'10" max (4.44 max x 3.62 max)

Having neutral decor, carpet to flooring, TV & telephone point, radiator, UPVC double glazed bay window to front aspect and a fitted gas fire with marble effect hearth with matching back-plate and wooden surround.

Kitchen/Diner
14'7" max x 13'4" max (4.45 max x 4.07 max)

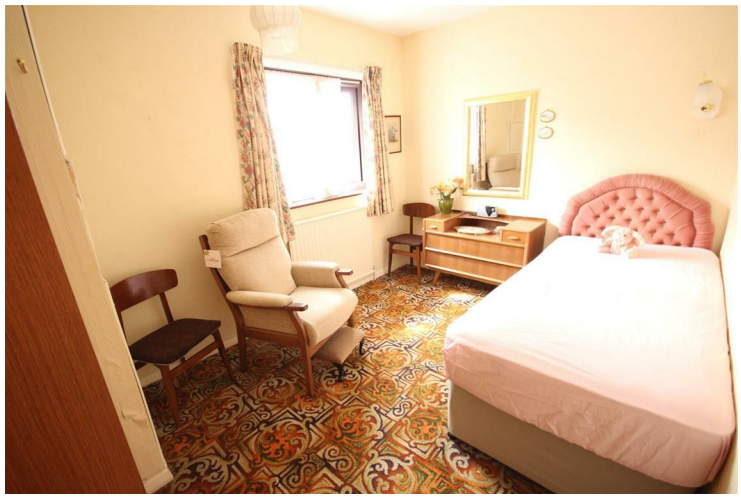
The Kitchen has a range of wall, base and drawer units with display shelving, with laminate roll edge work surfaces which features an inset stainless steel sink with side drainer and hot and cold taps. There is space and plumbing for washing machine and fridge freezer and space for a free standing cooker. There is also complimentary tiled splash backs, extractor fan, UPVC double glazed window to rear aspect, UPVC opaque double glazed door leading to under-stairs stairs storage area which also has access from the outside and a pantry which provide extra storage space and a wall mounted Worcester combination boiler. The Dining area has carpet to flooring, telephone point, radiator, wall light point and UPVC double glazed sliding doors providing views and access to the rear garden.

Stairs/Landing
Having carpet to flooring, UPVC double glazed window to side aspect, neutral decor and access to loft space.

Bedroom One
11'10" max x 10'2" max (3.63 max x 3.1 max)

Having carpet to flooring, neutral decor, radiator, built in wardrobes providing ample hanging and shelving space and a UPVC double glazed window to front aspect.

Bedroom Two
11'8" x 8'6" (3.57 x 2.6)



Having carpet to flooring, neutral decor, radiator, built in airing cupboard for storage and UPVC double glazed window to rear aspect.

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Bedroom Three
8'11" max x 7'5" max (2.72 max x 2.28 max)

Having carpet to flooring, radiator, an over stairs cupboard providing hanging rail space and a UPVC double glazed window to front aspect.

Family Shower Room

The Family Shower Room has a modern three piece suite comprising of a low center flush WC, pedestal wash hand basin with chrome hot and cold taps and a corner shower cubicle with electric shower over and sliding glass shower screen. There are complimentary tiled splash-backs, radiator, coving to ceiling and a UPVC opaque double glazed window to rear aspect.

Outside Rear

To the rear of the property there is a wooden gate leading to the front of the property. The rear garden to laid to a low maintenance design, with blocked paved pathway, blocked paved patio area, double wooden gates to the rear, timber potting shed, artificial lawned area with a range of shrubed borders, security lighting and is fully enclosed by closing panel fencing.

Outside Front
To the front of the property there is a bricked dwarf boundary wall with an iron gate with a concrete pathway leading to the front entrance door. There is also a fore garden with a shaped lawned with deep shrubbed borders. The entrance has a porch having UPVC opaque double glazed entrance door with a UPVC double glazed window to front and side aspect.

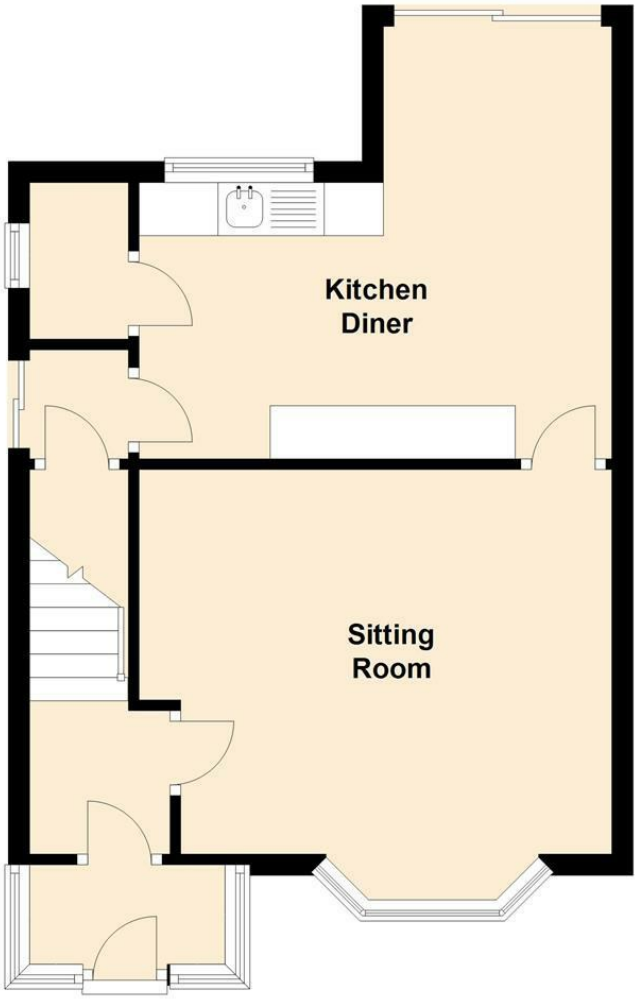
Garage

Having an up and over door to the front, power, light and rear UPVC double glazed personnel door.

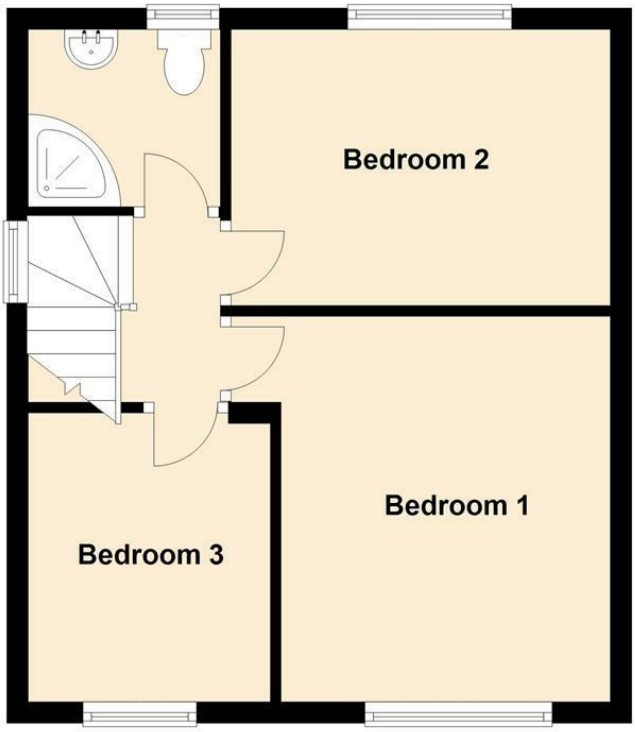
Please Note
The property is fitted with an intruder alarm system for additional security purposes

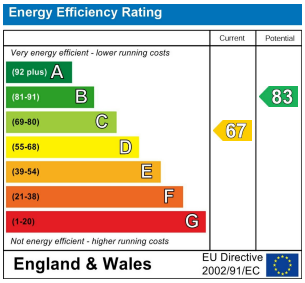
Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

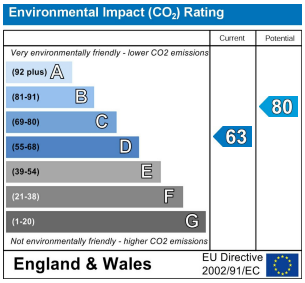
Ground Floor



First Floor







Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980

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