



£230,000

Warner Street, Derby DE3 0GG

Terraced House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Extended Mid Terraced Cottage
- 3 Bedroom & 2 Bathrooms
- Superb Loft Conversion
- Beautifully Presented Open Plan Kitchen/Diner
- Enclosed Rear Garden
- Sought After Village Location
- Ideal First Time Buy Or Family Purchase
- View Absolutely Essential!
- COUNCIL TAX BAND B

Property Description

Calling all first time buyers and young families to this superbly presented, extended and spacious period mid terrace property located close to Mickleover Village Centre .

Main Particulars

Derbyshire Properties are delighted to present this extended and spacious period mid terrace cottage occupying quiet cul-de-sac location. The property has been extended by the use of a loft conversion creating an extra bedroom and en-suite shower to the second floor.

The downstairs comprises of a living room and open plan living kitchen. To the first floor there are two bedrooms and family bathroom. And to the second floor is the loft conversion. Outside is a delightful low maintenance garden, which is mainly laid to lawn, circular patio and brick outbuilding.

The property is situated within a stone throw of Mickleover village Centre we are at host of amenities can be found. We believe the property would ideally suit first time buyers and young families and an early internally inspection should be undertaken .

Ground Floor

Living Room

Entered via composite door from the front elevation, double glazed mock/window, decorative coving to ceiling, wood floor covering, TV point and useful shelving located in the chimney recess. The focal point of the room is an exposed brick fireplace with timber lintel and raised tiled hearth.

Dining Room

With the continuation of the wood floor covering from the living room, stair storage cupboard, two wall mounted radiators, decorative coving and double glazed mock/window to the rear elevation. The feature focal point of the room is an exposed brick fireplace with timber lintel and insect cast iron fire set upon a raised tiled hearth.

Kitchen

With the continuation of the wood floor covering that spans the downstairs space.

The kitchen comprises of a range of wall base mounted shaker kitchen units with solid wood worksurface incorporating a sink drainer unit with mixer taps and tile splashback areas. The kitchen incorporates numerous appliances to include washer dryer, dishwasher, induction hob with modern extractor canopy over, convection microwave oven, fridge/freezer and electric fan assisted oven. Wall mounted shelving, double glaze windows to the side and rear elevations and double glaze sealed unit door allowing for access to the rear garden.

First Floor

Landing

Accessed via the dining room with internal doors leading to bedrooms two and three and bathroom.

Bedroom 2

(original master bedroom) with double glazed mock sash window to the front elevation, decorative coving to ceiling, space for wardrobes, wall mounted radiator and wall mounted original cast-iron fireplace.

Bedroom 3

Double glazed window to the rear elevation, wall mounted radiator, shelving and wall mounted cast-iron original fireplace.

Bathroom

Comprising of a modern three-piece suite to include WC, panelled bath with wall mounted shower attachment and shower screen. Vanity unit with inset circular sink, wall mounted chrome heater towel rail, tiling to floor and walls, double glazed obscured window.

Second Floor

Bedroom 1

(loft conversion) with double glazed window to the rear elevation, skylight to the front elevation, storage alcove and roof eaves cupboards, wood floor covering, wall mounted radiator and decorative wall lighting.

En-Suite

Comprising of a WC, slimline modern vanity unit and shower enclosure with mains fed shower and attachment over. Ceiling mounted extractor fan, spot lighting, wood floor covering and wall mounted chrome heated towel rail.

External

Outside

The rear garden offers a circular patio with gravelled pathways enclosed on all sides by timber fence boundaries. A small lawn with stocked flowerbeds and borders leads to a second paved patio area, outside brick storage shed and external lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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