

North Avenue

Mickleover, Derby, DE3 9HY



Beautifully presented three bedroom semi-detached property with a wealth of character and charm in a sought after location in Mickleover.

£340,000



John German

Built in the early 1900's, this immaculately presented and well maintained three bedroom semi-detached property boasts a perfect blend of modern living and entertaining space, whilst also retaining character features throughout the property. Located in the highly sought after location of North Avenue in Micklegate, close to amenities and a short drive to the Royal Derby Hospital.

The main door leads into the reception hallway with decorative tile flooring, with doors providing access to the sitting room, useful understairs storage cupboard and open plan living dining kitchen area. Moving in to the immaculately presented sitting room reveals a decorative ceiling rose and molded cornice, coal effect gas fireplace with oak lintel, windows to front and bay window to side.

The L-shape, open plan living/dining/kitchen features molded cornice, windows and oak parquet flooring throughout. It offers an excellent entertaining space, with aluminum bifold doors opening onto the patio seating area. The kitchen area has wooden preparation surfaces with tiled up stands and 1 and half stainless steel sink and drainer with chrome mixer tap over. Having a range of cupboards and drawers beneath with integrated dishwasher, double AEG electric oven and grill and complimentary wall mounted cupboards over. There is a matching breakfast island with wooden preparation surfaces with integrated Hotpoint double fridge and cupboards.

On the first-floor landing, there are windows to the side, with doors providing access to three bedrooms and a family bathroom. Loft hatch access with pulldown loft ladder which provides access to a boarded loft.

The master bedroom has a feature open fireplace with tile hearth and windows to front. Bedroom two also has windows with a view of the rear garden. Being dual aspect, bedroom three has windows to front and rear.

The family bathroom is fully tiled comprising wash hand basin and chrome mixer tap, with vanity base cupboard beneath, bath with mixer tap over and corner shower cubicle with chrome mains shower over, low-level WC, chrome ladder style heated towel rail and electric extractor fan.

Outside, to the front of the property is a small lawn area with planting borders. Adjacent to this is a block paved driveway, providing ample off street parking for multiple vehicles with timber gates opening onto the patio area.

To the side of the property is a private patio seating area with herbaceous and flowering borders, leading to the rear garden.

To the rear of the property is a further patio seating area, which gives way to a well presented lawned garden with herbaceous border. The property also benefits from having a large timber shed/workshop measuring 5.36m x 2.51m, with potential to convert into suitable home office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

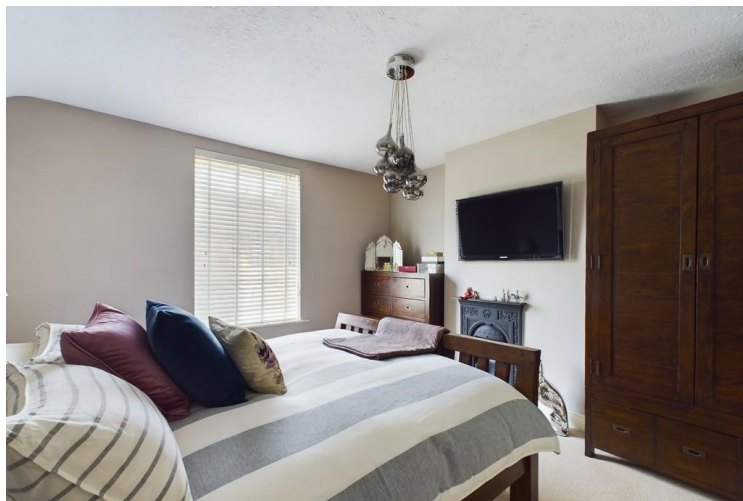
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/11052023

Local Authority/Tax Band: Derby City Council / Tax Band C



John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent