

Hoylake Court, Mickleover, Derby
Price £180,000



6 Hoylake Court, Mickleover, Derby, DE3 0PT

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Thoughtfully improved semi detached family home occupying a delightful mature plot and situated in this ever popular residential locality. A full inspection will reveal a tastefully decorated property benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, sitting room, dining room, fitted kitchen. on the first floor a landing leads to three bedrooms and family bathroom with modern white suite. Outside are established gardens to front and rear with an adjacent driveway leading to an attached car port. SOLD WITH NO UPWARD CHAIN.

Reception Hall



Having UPVC opaque double glazed entrance door with matching side light, laminated wood effect floor, radiator, understairs storage cupboard and staircase to first floor.

Sitting Room 13' x 10'10 (3.96m x 3.30m)



Having pebbled effect electric living flame contemporary style fire, laminated wood effect floor, television and BT connection points,

UPVC double glazed window to front aspect and square arch to:-



Dining Room 10'7 x 8'9 (3.23m x 2.67m)



Having laminated wood effect floor, radiator and double glazed sliding patio doors to rear garden.



Fitted Kitchen 10'7 x 7'4 (3.23m x 2.24m)

Having a full range of modern natural oak effect shaker style wall, base and drawer units with laminated rolled edge working surfaces, inset electric four burner hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, space for fridge freezer, inset stainless steel sink top with side drainer, hot and cold mixer tap, UPVC double glazed windows to side and rear aspects and, UPVC opaque double glazed door to rear garden.

First Floor Landing

With access to roof space and UPVC opaque double glazed window to side aspect.

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Bedroom One 12'9 x 9'9 (3.89m x 2.97m)



Having radiator and UPVC double glazed window to front aspect.



Bedroom Two 10'8 x 10' (3.25m x 3.05m)



Having airing cupboard, radiator and UPVC double glazed window to rear aspect.



Bedroom Three 9'9 x 6'4 (2.97m x 1.93m)



Having radiator and UPVC double glazed window to front aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, complimentary ceramic tiled walls, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Outside

The property occupies a cul-de-sac position and has a mature plot. To the front is a lawned fore garden with shrubbed borders. An adjacent concrete driveway gives car standing space for several cars. The lawned rear garden is enclosed by close panel fencing.

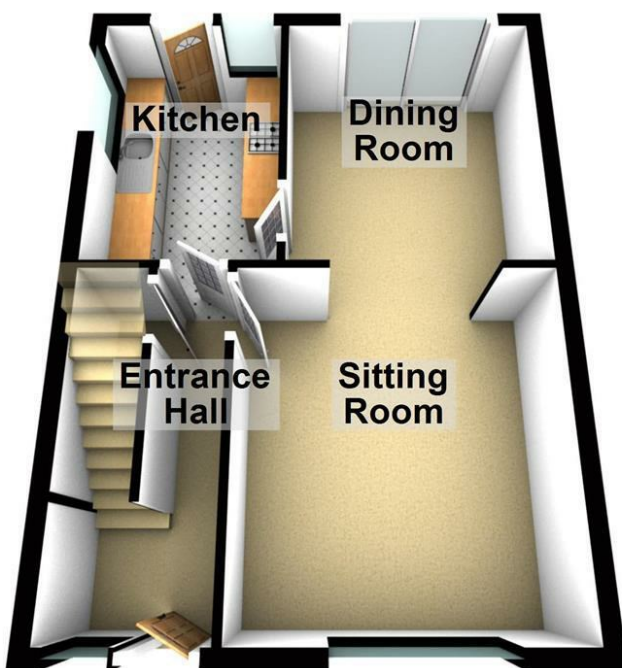
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
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Ground Floor



First Floor

