



## 15 Warner Street, Mickleover, Derby, Derbyshire, DE3 0GG

**£160,000**

CHAIN FREE - Scofield Stone are pleased to present for sale this traditional two bedroom mid terraced property, located at the heart of the very popular suburban village of Mickleover. Requiring a degree of refurbishment, this property would ideally suit a first time buyer looking to put their stamp on a property or an investor. Accommodation in brief comprises entrance to sitting room, dining room and fitted kitchen at ground floor, with two double bedrooms and shower room at first floor. There is also a cellar. To the rear is an enclosed garden, laid in the main to lawn. The property is excellently positioned, giving very close walking access to a wide range of shops and services, an excellent bus route and road network.



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### Sitting Room

11'5" x 11'3" (3.48 x 3.45)



Entered from pavement at front via a panelled composite main entrance door with leaded window above, carpeted, front aspect wood frame double glazed window, radiator, wall mounted gas fire and TV point.

### Dining Room

11'6" x 11'3" (3.53 x 3.45)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, open style gas fire set with stone hearth and surround and with copper overmantle, beam detail to ceiling and telephone point. Access to cellar.

### Kitchen

11'10" x 6'5" (3.62 x 1.96)



Having vinyl flooring and neutral decor, side and rear aspect upvc double glazed windows, radiator, panelled and part obscure glazed door to rear yard, a range of fitted wall and floor units to cream with wood effect roll edge worktop, integral electric oven, gas hob, insert stainless steel sink with drainer and chrome hot and cold taps, under counter space and plumbing for washing machine and wall mounted British Gas C1 combination boiler.

### Landing

Carpeted and neutrally decorated.

### Bedroom One

11'5" x 11'3" (3.48 x 3.45)



Carpeted and neutrally decorated with front aspect wooden frame double glazed window, radiator and fitted wardrobes.

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### Bedroom Two

8'5" x 6'3" (2.58 x 1.91)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

### Bathroom

8'5" x 6'3" ( 2.58 x 1.91)



Having ceramic tile effect vinyl flooring and neutral decor, rear aspect obscure upvc double glazed window, radiator, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, single shower enclosure with electric shower, wc and airing cupboard.

### Cellar

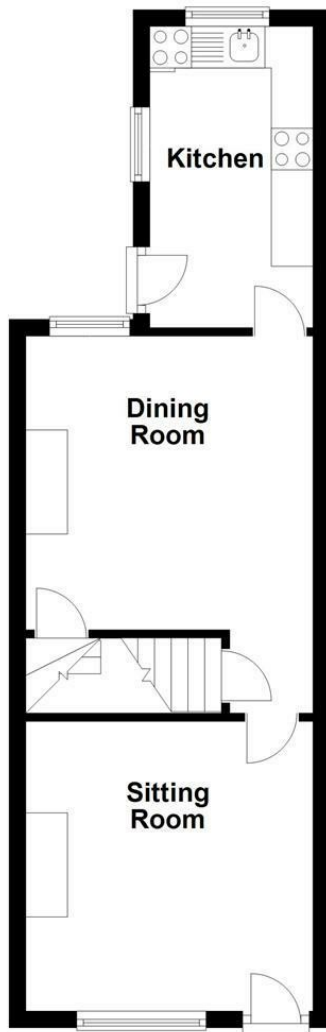
Accessed via brick staircase from dining room entrance, ceiling lights and flooring to concrete slab. Electric and gas meters and electric consumer panel are located in the cellar.

### Outside

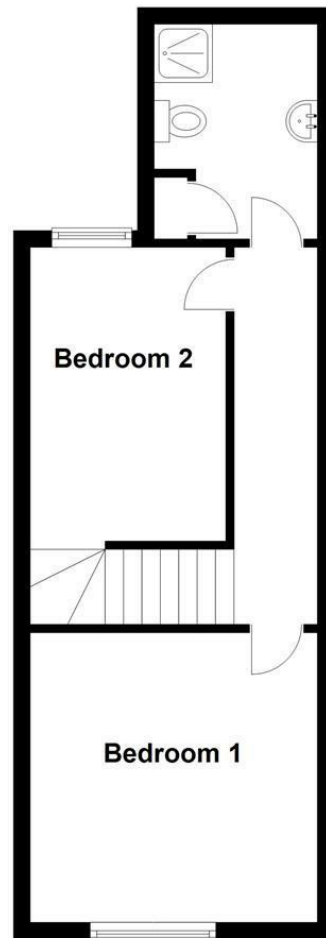


The rear of the property is accessed via either a side passageway from the front or the kitchen. There is a brick paved rear yard which gives access for refuse bin transfer for four properties (including No.15). A private, enclosed garden is located further at the rear which is laid mainly to lawn, though also has planting borders, patio and wooden shed.

## Ground Floor



## First Floor



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	



### 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@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)

w: [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980

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