



24 Sedgefield Green, Mickleover, Derby, Derbyshire, DE3 0TH

£149,950

CHAIN FREE - Scoffield Stone are pleased to offer for sale this well presented TWO BEDROOM MID TERRACED property, ideally suited to a FIRST TIME BUYER or INVESTOR. Accommodation in brief comprises; entrance porch to sitting room and fitted kitchen at ground floor, with two double bedrooms and bathroom to the first floor. Outside you will find a garden to the front, enclosed yard to the rear and a short walk away there is a single garage. The property is in a quiet, cul de sac position and is just a short walk from the centre of this popular village, offering a good selection of local shops and services and with excellent access to main routes.



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Hilton: 01283 777100

www.scoffieldstone.co.uk

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Entrance Porch

Having ceramic tiled flooring and neutral decor with front aspect upvc part obscure glazed main entrance and side aspect upvc double glazed window.

Sitting Room

18'10" max x 11'11" max (5.76 max x 3.64 max)



Carpeted and neutrally decorated with front aspect upvc double glazed window, two radiators, telephone point, tv point and cable point.

Kitchen

11'11" x 8'5" (3.64 x 2.57)



Having vinyl flooring and neutral decor with tiled splashbacks. Rear aspect upvc double glazed window, a range of fitted wall and floor units to wood effect with stone effect roll edge worktop, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap and wall mounted gas boiler.

Stairs/Landing

Carpeted and neutrally decorated with radiator and access to roof space

Bedroom One

11'11" x 10'7" (3.64 x 3.23)



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

Bedroom Two

11'11" x 8'7" (3.64 x 2.62)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator and over stairs cupboard with hot water cylinder.

Bathroom



Having vinyl flooring and fully tiled walls with toilet, bathtub with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome monobloc tap and radiator.

Garage



A short walk from the property you will find a block of garages with parking. The property has a single garage within this block.

Outside



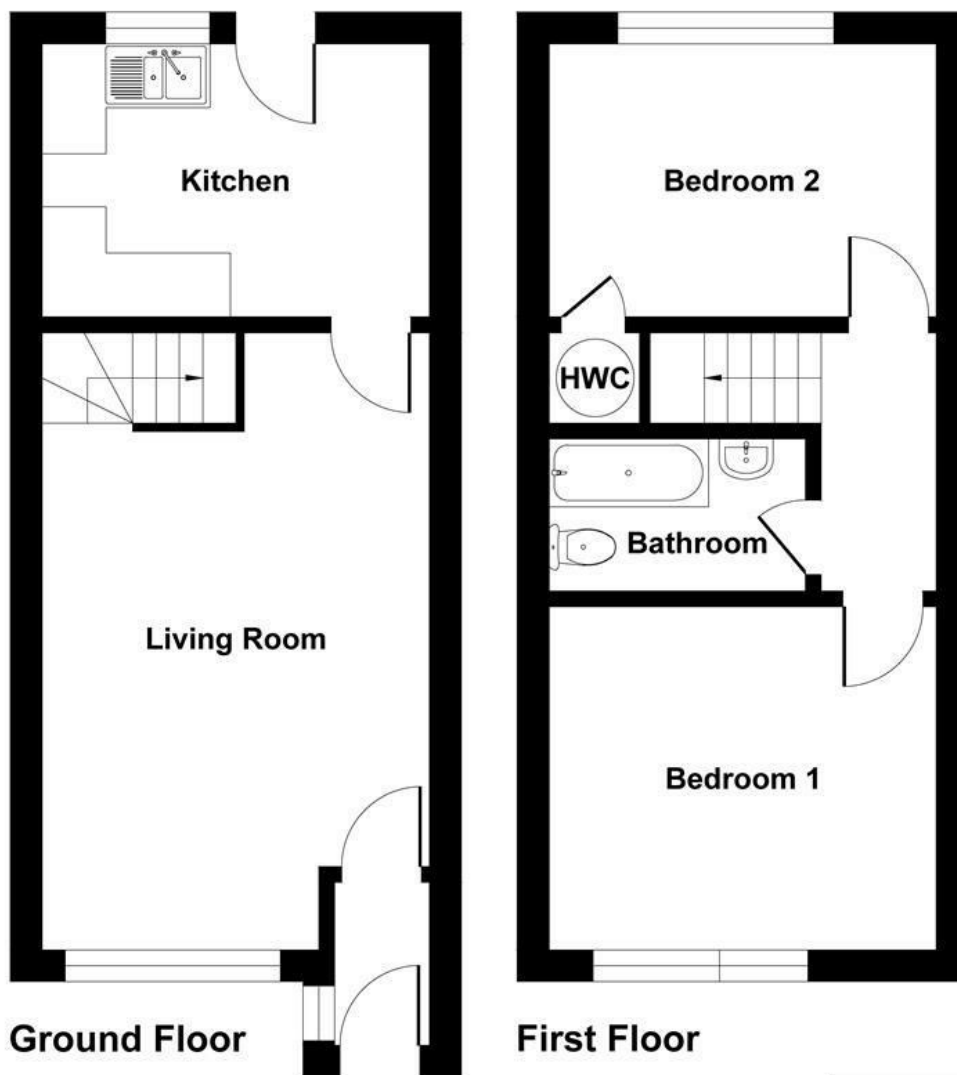
To the front is a lawn with planting borders and path leading to the front door.

To the rear is an enclosed yard, laid mainly to paving slab and with a small section of lawn. Potting shed.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Not to Scale. Produced by The Plan Portal 2020
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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