



109 Station Road (A), Mickleover, Derby, Derbyshire, DE3 9FP

Guide Price £285,000

For sale in our National Property Auction partners SDL on Thursday 26th November 2020

The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 10:30 am

POTENTIAL BUILDING PLOT (STP)CHAIN FREE - FANTASTIC OPPORTUNITY FOR MULTIPLE USE - BUSINESS / INVESTMENT / LARGE FAMILY HOME / FLAT(S) - Scofield Stone are pleased to bring to the market FOR SALE this four bedroom, semidetached family home, with two self-contained ground floor Flats (one 1 bed and one 2 bed). The property has previously been a Residential Care Home, but more recently has provided an income as three separate Residential Letting units. Some degree of modernisation is required to realise the property's full potential. Occupying a generous plot, there is good allowance for driveway car parking with also a double garage and hidden at the rear of the plot is a private, enclosed garden. The property must be viewed to appreciate the potential it has.



Mickleover: 01332 511000
Hilton: 01283 777100
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MAIN HOUSE

Entrance hallway

Having wood effect laminate flooring and neutral decor with front aspect upvc panelled and part glazed main entrance door, side aspect upvc double glazed window, radiator, telephone point and under stairs storage.

Guest cloakroom

Having wood effect vinyl flooring and neutral decor with toilet, wall mounted corner wash hand basin with chrome hot and cold taps, tiled splashbacks, and side aspect obscure upvc double glazed window.

Sitting room

15'11" x 10'10" (4.86 x 3.32)



Carpeted and neutrally decorated with front aspect upvc double glazed bow window, wall lights, electric fire set within and Adam's style fireplace with stone effect hearth, tv point, telephone point and radiator.

Dining area

17'2" max x 12'10" (5.25 max x 3.92)



Carpeted and neutrally decorated with side aspect upvc obscure glazed door, side aspect upvc double glazed window, radiator, wall lights and fireplace with wooden mantle. The dining area is open plan to;

Kitchen area

20'2" max x 10'8" max (6.16 max x 3.26 max)



Having ceramic tiled flooring and neutral decor with front and side aspect upvc double glazed windows, roof light, inset lights to ceiling, a range of fitted wall and floor units to wood panel finish and stone effect roll edge worktop with tiled splashbacks. Centre island breakfast bar, integrated gas hob with extractor hood over, integrated double electric oven, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap and chrome heated towel rail.

To the rear of the kitchen is a generous storage cupboard. This area could be opened up to expose access to Flat A.

Stairs/Landing one

Carpeted and neutrally decorated with wooden spindle staircase, side aspect upvc double glazed window, over stairs storage cupboard and storage cupboard housing a BAXI combination boiler.

Bedroom one

13'0" x 10'11" (3.97 x 3.33)



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

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Bedroom two

12'11" x 9'10" (3.94 x 3.02)



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

Bedroom three

8'7" x 6'0" (2.62 x 1.84)



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

Bathroom

6'10" x 6'1" (2.1 x 1.87)



Having stone effect vinyl flooring and fully tiled walls with rear aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, toilet, bathtub with chrome mixer tap having shower attachment, radiator and heated towel rail.

Stairs/Landing two

Carpeted and neutrally decorated.

Bedroom four

12'4" x 9'10" (3.77 x 3.02)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, and access to roof space.

Shower room

Having stone effect vinyl flooring and neutral decor with rear aspect upvc double glazed window, radiator, toilet, wall mounted wash hand basin with chrome hot and cold taps and shower enclosure with electric shower.

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Conservatory

17'7" x 7'10" (5.36 x 2.41)



Beyond the flats is a brick-built conservatory with wooden framed double-glazed windows, panelled wooden door entry from driveway and upvc double glazed doors lead onto a small enclosed patio area.

Garage

At the foot of the driveway is a detached double garage with metal up and over door.

Outside



To the front of the property is an enclosed Tarmac driveway with parking space for multiple vehicles. The lengthy driveway continues along the perimeter of the plot, where at the rear you will find further parking, the conservatory, garage, paved rear patio and generous enclosed and private garden. The garden is laid mainly to lawn, but also has tree growth and potting shed.

SELF CONTAINED FLATS

FLAT A

Flat A



A two-bedroom, self-contained ground floor flat.

Entrance to:

Kitchen area

12'11" x 10'10" (3.95 x 3.32)



Having wood effect vinyl flooring and neutral decor with side aspect upvc double glazed window, tiled splashbacks, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop, space for cooker, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, radiator and side aspect panelled and part glazed upvc main entrance door. The kitchen area is open plan to:



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Lounge area

15'0" x 8'5" (4.59 x 2.57)



Having wood effect laminate flooring and neutral decor with tv point, cable point and radiator.

Bedroom two

9'10" x 5'11" (3.02 x 1.82)



Carpeted and neutrally decorated with side aspect upvc double glazed window, radiator, and telephone point.

Bedroom one

9'10" x 9'9" (3.02 x 2.99)

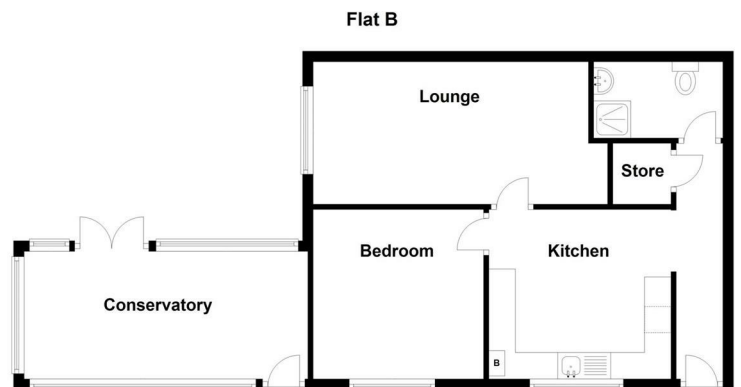


Carpeted and neutrally decorated with side aspect upvc double glazed window, radiator, and telephone point.

Shower room

Accessed via a storage area with wall mounted boiler. Vinyl tiled flooring and having 'wet wall' with toilet, pedestal wash hand basin with chrome hot and cold taps, single shower enclosure with plumbed shower and radiator.

FLAT B



A one-bedroom, self-contained ground floor flat.

Entrance to:

Hallway

With upvc panelled main entrance door, wood effect laminate flooring, neutral decor, and storage cupboard.

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Kitchen

11'3" x 10'5" (3.44 x 3.2)



Having ceramic tiled flooring and neutral decor with side aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop, space for cooker, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, BAXI boiler and radiator.

Lounge

18'8" max x 8'1" (5.71 max x 2.48)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator, TV point, telephone point and cable point.

Bedroom

10'6" x 10'5" (3.22 x 3.2)



Carpeted and neutrally decorated with side aspect upvc double glazed window, radiator, and TV point.

Shower room

Having ceramic tiled effect vinyl flooring and 'wet wall', radiator, single shower enclosure with plumbed shower, pedestal wash hand basin with chrome hot and cold taps, toilet, and roof light.

Viewing Details

Viewings can be booked online at sdlauctions.co.uk/property-auctions/ on the lot details, or by contacting our office.

Legal Pack

The legal pack will be available to download from our website (under the Lot Information section) prior to the auction and the buyer shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective buyers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.

The buyer will also be deemed to have read and understood the Buyers Terms printed within the sale catalogue and available under the Lot Information section of our website.

*Guide Prices and Reserve Prices

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. A full definition of the Guide Price and the Reserve Price can be found in the Buyers Terms.

Auction Type: Unconditional with Variable Fee

Contracts are exchanged on the fall of the hammer and a 5% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price.

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be



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required together with an indication of how a contractual deposit will be paid. We do not take cash or cheque deposits. Remote bidding facilities are also available, please see sdlauctions.co.uk/buy-property/telephone-proxy-internet-bidding/

Auction Fees

The sale of this lot is subject to a buyers fee of 4.8% including VAT (or 4.2% including VAT in London), subject to a minimum of £6,000 including VAT. This does not contribute towards the purchase price and is payable on the fall of the hammer.

The purchase of this property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website from the lot information section above. To find out more about any additional fees associated with this property please contact the auction office.

Full terms and conditions are available on the SDL Auctions website - sdlauctions.co.uk/wp-content/uploads/2019/04/SDL-Auctions_buyer-terms.pdf

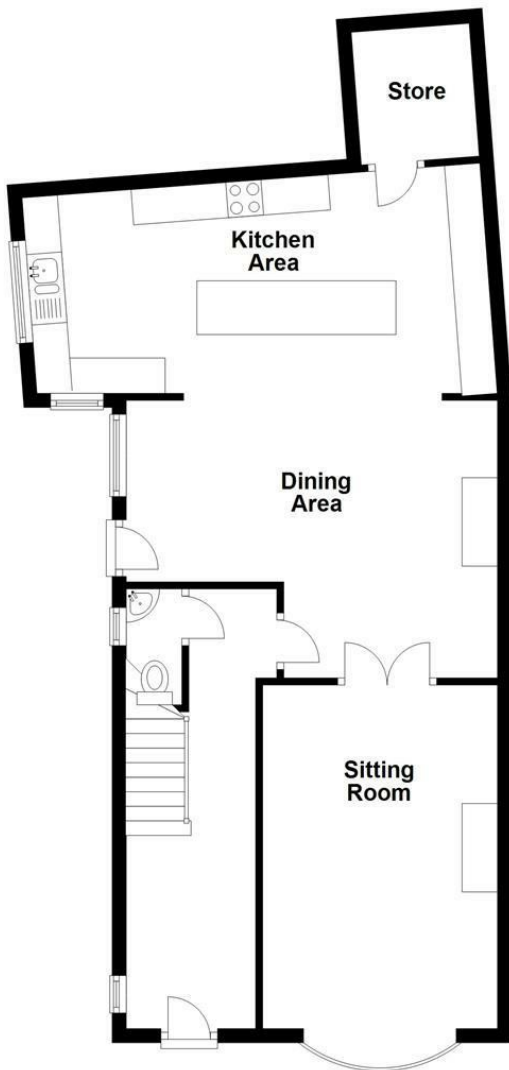
Disclaimer

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

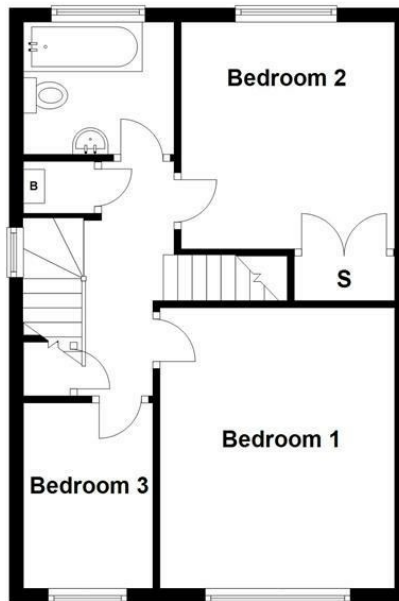


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Ground Floor



MAIN HOUSE - First Floor



Second 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		45	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		40	74
		EU Directive 2002/91/EC	



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