



**8 Fenton Road, Mickleover, Derby, DE3 0EN**

**£180,000**

Scoffield Stone are delighted to offer For Sale this well presented THREE BEDROOM mid terrace home, ideal for FIRST TIME BUYER or INVESTOR. The property is an extended three-bedroom mid terrace, situated at this sought-after residential address. The property offers off road parking for two cars, an enclosed rear garden and has an extension to the ground floor creating a dining area. Accommodation in brief comprises; entrance hallway, sitting room, dining room with French doors to rear garden, fitted kitchen, guest cloakroom and pantry.

To the first floor are two double bedrooms, one single bedroom and family bathroom. Viewing is essential.



Mickleover: 01332 511000

Hilton: 01283 777100

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## 8 Fenton Road, Mickleover, Derby, DE3 0EN

### Entrance Hallway

Carpeted and neutrally decorated, radiator and composite panelled door to front aspect.

### Through Lounge to Diner

29'9" max x 14'7" max (9.09 max x 4.45 max)



Lounge area: 4.45m x 3.63m

Dining Area: 2.67m x 2.46m

Carpeted and neutrally decorated, front aspect UPVC double glazed window, wall lights, telephone point and radiator. To the rear is the dining area with rear aspect UPVC double glazed French door, side aspect UPVC double glazed window and radiator.

### Kitchen

8'6" x 7'10" (2.6 x 2.4)



Having ceramic tiled flooring and neutral decor, rear aspect UPVC double glazed window, inset lights to ceiling, a range of fitted wall and floor units to gloss white, black glass splashback, wood effect roll edge worktop, inset composite sink with drainer and chrome mixer tap, under counter space and plumbing for appliance, integrated electric oven with gas hob over and chimney style extractor hood. There is also an under stairs pantry.

### Guest Cloakroom



Having stone effect ceramic tiled flooring and neutral decor, rear aspect obscure UPVC double glazed window, toilet, wall mounted wash hand basin with chrome hot and cold taps, splashback and inset light to ceiling.

### Stairs/Landing

Carpeted and neutrally decorated, access to boarded roof space.

### Bedroom One

11'11" x 10'2" (3.65 x 3.11)



Carpeted and neutrally decorated, front aspect UPVC double glazed window, wall lights and radiator.

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### Bedroom Two

11'8" x 8'7" (3.56 x 2.62)



Carpeted and neutrally decorated, rear aspect UPVC double glazed window, fitted wardrobes and radiator.

### Bedroom Three

8'10" x 7'5" max (2.7 x 2.27 max)



Carpeted, front aspect UPVC double glazed window, radiator and over stairs cupboard.

### Bathroom



Having stone effect ceramic tiled flooring and neutral decor, rear aspect obscure UPVC double glazed window, tiled splashbacks, toilet, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome hot and cold taps and plumbed shower over. Inset lights to ceiling and chrome heated towel rail.

### Outside



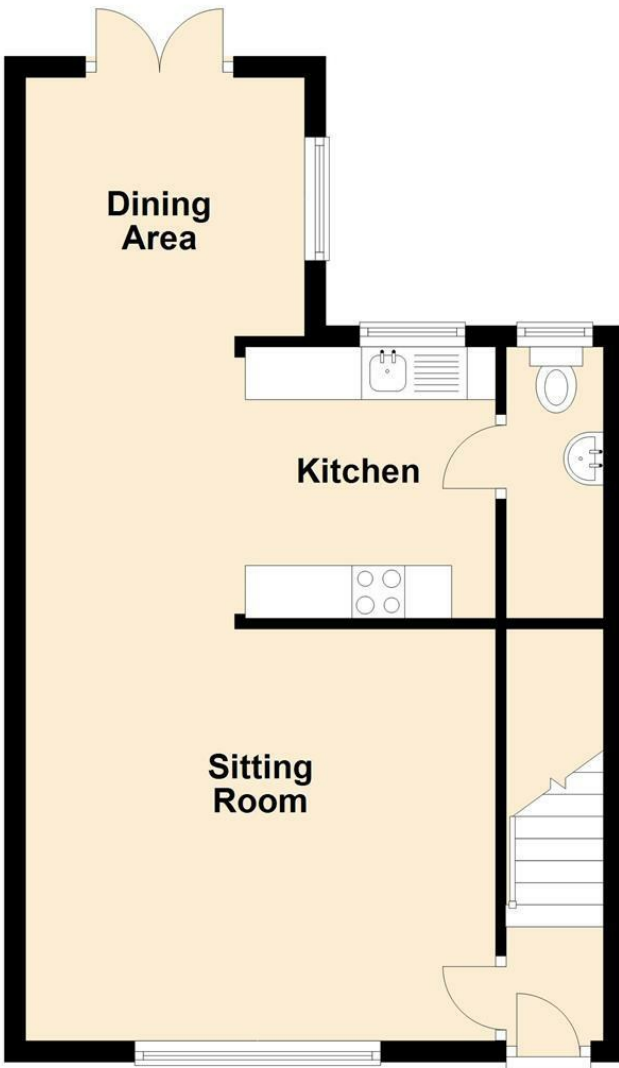
Front: To the front is a generous tarmacadam driveway.  
Rear: To the rear is an enclosed garden laid to lawn and paved patio.

### Disclaimer

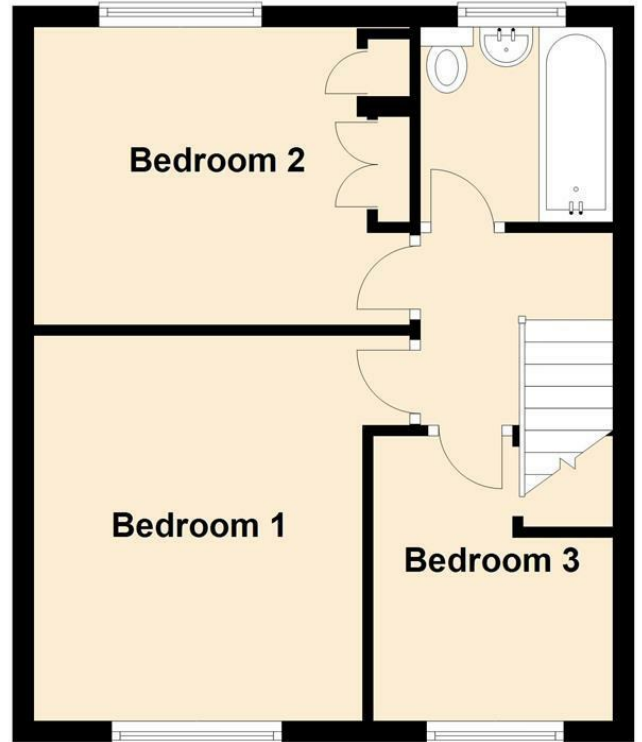
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## Ground Floor



## 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	86

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	74



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