

164 Vicarage Road, Mickleover, Derby, Derbyshire, DE3 0EG

£190,000

Scofield Stone are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED property in the popular location of Mickleover. Occupying a GENEROUS PLOT the property comprises of; Spacious lounge, fitted kitchen/diner, two double bedrooms, additional single bedroom and family bathroom with ample off-road parking to the front and single garage to the rear. Internal VIEWINGS HIGHLY RECOMMENDED.



Mickleover: 01332 511000
Hilton: 01283 777100
www.scofieldstone.co.uk

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Entrance Hallway

Having a uPVC part double glazed door to the front aspect, radiator, staircase leading to the first floor and doors off to;

Lounge

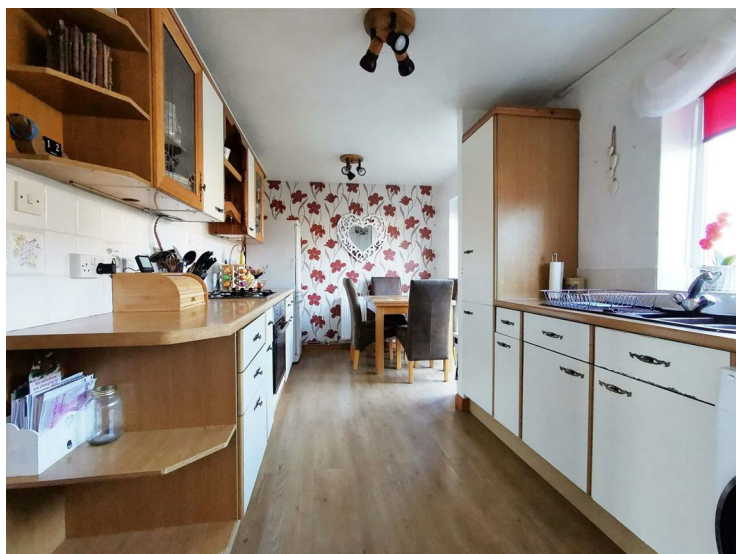
12'6" x 12'4" max (3.82 x 3.77 max)



Neutrally decorated with a uPVC double glazed bow window to the front aspect, inset electric stove fireplace with tiled surround and hearth, wooden mantle over, radiator, television point and telephone point.

Kitchen/Diner

8'6" x 18'10" max (2.60 x 5.76 max)



Having a uPVC double glazed window to the rear aspect, range of wall, base, drawer, larder and display units with a roll top laminate work surface over, integrated electric stainless steel oven, integrated stainless steel gas hob, space and plumbing for automatic washing machine, space for dryer, space for upright fridge/freezer, wall mounted Worcester combination boiler, laminate flooring, radiator, under stairs storage cupboard, wooden glazed door to the side aspect and uPVC double glazed French doors to the rear elevation.

First Floor Landing

Having a double-glazed obscured window to the side aspect, loft access and doors off to;

Bedroom One

12'5" max x 9'11" plus doorway (3.80m max x 3.04 plus doorway)



Having a uPVC double glazed window to the front aspect, two fitted single wardrobes with overhead storage cupboards, built in double wardrobe and radiator.

Bedroom Two

8'5" x 12'2" max (2.59 x 3.73 max)



Having a uPVC double glazed window to the rear aspect, radiator and television point.

Bedroom Three

7'2" x 8'6" max (2.20 x 2.61 max)



Having a uPVC double glazed window to the front aspect, radiator and built-in wardrobe over the stair hub.

Bathroom



Having a uPVC obscure double glazed window to the rear aspect, white three piece suite comprising; pedestal hand wash basin, low level W.C, paneled bath with electric shower over, chrome heated towel rail, fully tiled walls and vinyl flooring.

Outside



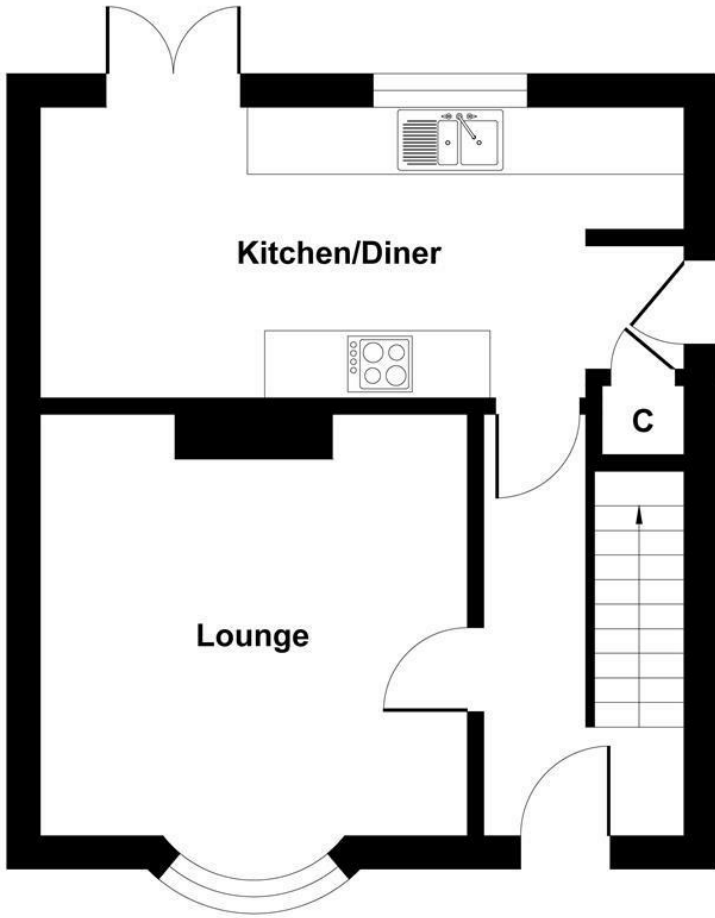
Having to the front of the property a spacious gravel driveway offering ample parking for multiple vehicles, continuing to the side of the property towards the rear. The front of the property also features a low maintenance shrubbery bed with hedge boundaries and storm porch to the front door.

The rear of the property features a well-presented garden, mostly laid to lawn with a gravel bed, paved patio area, outside lighting, outside tap and fence boundaries. The rear of the property also features a detached single garage.

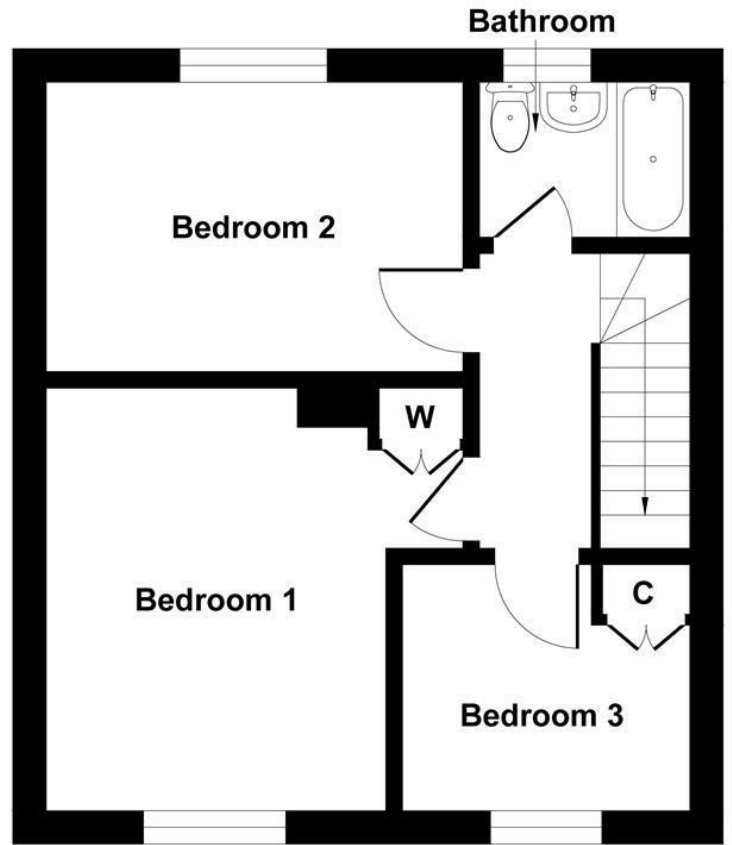
Disclaimer

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.

164 Vic Road



GROUND FLOOR



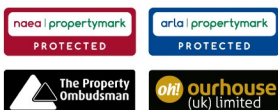
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
(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		EU Directive 2002/91/EC	



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