

CURRAN BIRDS + CO

Marshaw Close,
Mickleover
£150,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, CLOSE TO MICKLEOVER VILLAGE – This attractive property offers a well-balanced layout and is ideally suited to first-time buyers, those looking to downsize, or as a strong investment opportunity. Positioned within walking distance of Mickleover village, it combines everyday convenience with comfortable living. The accommodation includes a bright lounge diner with access to a beautifully maintained southwest-facing garden, a fitted kitchen, and well-proportioned bedroom space with built-in storage. Further benefits include a driveway, garage, and no onward chain, creating a straightforward and appealing purchase in a well-connected setting.





The Detail

Accessed via a storm porch, which also incorporates a useful outdoor store, the property opens into a welcoming hallway with further internal storage and access to a recently installed combination boiler. The lounge diner is positioned to the rear, centred around a feature fireplace and benefiting from good natural light, with direct access to the garden creating a seamless indoor-outdoor connection. The adjoining kitchen is fitted with matching wall and base units, incorporating an integrated fridge freezer, gas hob, electric oven, and space for appliances, all complemented by tiled splashbacks.



The bedroom is well-proportioned and situated at the front, complete with an extensive range of fitted furniture including wardrobes, drawers, and shelving. The bathroom features a three-piece suite with a shower over the bath, heated towel radiator, and tiled finishes.

Externally, the rear garden has been carefully landscaped with patio seating areas, established planting, and secure boundaries, enjoying a favourable southwest-facing aspect. A driveway leads to a brick-built garage with power and lighting, providing additional storage and parking.





CURRAN BIRDS + CO

The Location

This property is ideally positioned within walking distance of Mickleover village, where a variety of shops, a supermarket, cafés, and well-regarded pubs provide for everyday needs and relaxed socialising. The setting offers a pleasant balance of convenience and community, with amenities close at hand.

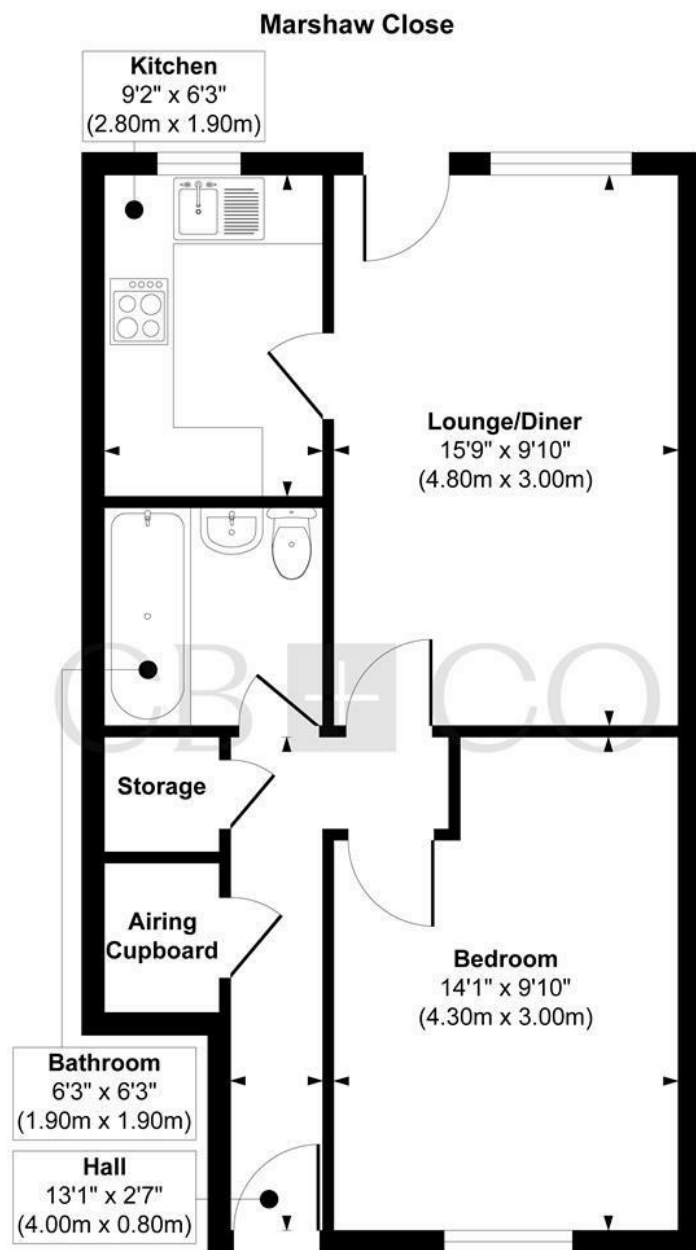
A nearby bus stop is just a short walk away, with regular services running into Derby City Centre and passing the Royal Derby Hospital, making it particularly practical for commuters and healthcare professionals. There is also a doctor's surgery within walking distance, and the hospital itself can be reached on foot, further enhancing its appeal for those working in healthcare.

In addition, there are accessible green spaces in the surrounding area, offering opportunities for walking and outdoor leisure, rounding off a well-connected and convenient setting.









Approx. Gross Internal Floor Area 472 sq. ft / 43.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Ground Floor Apartment
- One Double Bedroom With Fitted Furniture
- Spacious Lounge Diner With French Doors To Garden
- Fitted Kitchen, Integrated Appliances
- Hallway With Storage Cupboards
- Storm Porch With Outdoor Store
- Beautiful Landscaped South West Facing Garden
- Driveway And Garage
- No Chain, Vacant Possession
- Walking Distance To Mickleover Village

Size

Approx 472.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved