



£170,000

Derby Road, Belper DE56 1UX

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Mid Terraced Cottage
- 2 Bedrooms, 1 Reception Room
- Extended Utility Room
- Modern Upstairs Bathroom
- Well Presented
- Close Proximity To Belper Town Centre
- Ideal First Home
- COUNCIL TAX BAND A

Property Description

An opportunity to acquire as well presented mid terrace cottage located with close proximity to Belper town centre and ideally suiting first time buyers and those looking to downsize.

Main Particulars

Calling all first time buyers and those looking to downsize to this well presented period mid terrace cottage offering a wealth of original features and located within close proximity to Belper town centre. The property briefly comprises of lounge with original fireplace, kitchen and extended utility room to the ground floor. To the first floor a landing leads to 2 bedrooms and bathroom. The outside offers a raised rear garden with paved patio. The property has been competitively priced and an early internal viewing should be undertaken to avoid disappointment.

Lounge

3.44m x 3.43m (11' 3" x 11' 3") Accessed via composite door from the front elevation, double glazed window with views over the 'Chevin', painted exposed beams to ceiling, decorative lighting, wall mounted radiator, TV point and wood effect tiled floor covering. The feature focal point of the room is an original exposed stone fireplace with exposed brick backdrop, and tiled hearth.

Kitchen

2.35m x 2.51m (7' 9" x 8' 3") With under stairs storage cupboard, wall mounted radiator, wood effect tiled floor of ring and staircase to 1st floor landing. The kitchen comprises of a range of wall and base mounted matching units with modern flat edged worksurfaces incorporating a single stainless steel sink drainer with mixer taps and complimentary splashback tiling. integrated appliances include electric oven, four ring gas hob with extractor canopy over and integrated dishwasher. Under cupboard lighting, spotlights to ceiling and door opening leading to:-

Utility Area (Extension)

1.84m x 2.20m (6' 0" x 7' 3") Comprising of a floor to ceiling storage cupboard with attached worksurface with undercounter space and plumbing for both dishwasher and dryer. Wall mounted gas combination boiler, double glazed French doors to the rear elevation, wall mounted radiator and shelving.

First Floor

Landing

2.38m x 0.80m (7' 10" x 2' 7") Accessed via the kitchen with internal doors accessing both bedrooms and family bathroom, built in linen storage cupboard.

Bedroom 1

3.53m x 3.07m (11' 7" x 10' 1") Located to the front elevation is this double bedroom with window overlooking The 'Chevin'. Double wardrobe providing ample storage and hanging space, ceiling mounted loft access point and wall mounted radiator

Bedroom 2

1.86m x 2.22m (6' 1" x 7' 3") With double glazed window to the rear elevation and wall mounted radiator.

Bathroom

2.20m x 1.61m (7' 3" x 5' 3") Comprising of a three-piece white modern suite to include panel bath with main fed shower and attachment over with complementary glass shower screen. Encased WC and pedestal wash hand basin. Attractive tiling to walls, obscured window, wall mounted radiator, Spotlight to ceiling and wood effect tiled floor covering.

Outside

The property is a elevated garden that can be accessed from a shed side access gate or via the French doors from the kitchen. A small paved terrace with steps leading to a raised garden that has a paved patio area with timber fence boundaries.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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