



£210,000

Wheeldon Avenue, Belper DE56 1GX

Semi-Detached House | 3 Bedrooms

01773 820983

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# Step Inside

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## Key Features

- Semi Detached Home
- 3 Bedrooms & 2 Receptions Rooms
- In Need of Complete Refurbishment
- Quiet Residential Location
- Front & Rear Gardens
- Potential Parking (Subject To Planning)
- Ideal First Home
- No Chain
- COUNCIL TAX BAND B

## Property Description

Offered with no chain and in need of modernisation is this spacious 1950s three bedroom semi detached property located within a residential location.

## Main Particulars

New to the market and offered with no chain is this 1950s three bedroom semi detached property in need of modernisation. The property is located on a quiet residential area and offers front and rear gardens, potential driveway (Subject To Planning ) and scope to improve. We believe the property would make an ideal first time buyer or buyer having the appetite for home renovations.

### Entrance Hall

0.88m x 4.13m (2' 11" x 13' 7") Entered by composite door from the front elevation, double glazed window to the side elevation, wall mounted radiator, staircase to 1st floor landing and internal doors leading to both kitchen and lounge/dining room.

### Dining Area

3.35m x 3.90m (11' 0" x 12' 10") With double glazed window to the front elevation, wall mounted radiator and gas fire with tiled surround and raised hearth.

### Living Area

3.81m x 3.90m (12' 6" x 12' 10") With double glazed window to the rear elevation, wall mounted radiator, TV point.

### Kitchen

2.25m x 2.74m (7' 5" x 9' 0") Comprising of a range of wall and base mounted units with roll-top worksurfaces incorporating a single sink drainer unit. Undercounter space and plumbing for washing machine, space for fridge, tiled floor covering, electric oven with pull out extractor, double glazed window and composite door to the side elevation.

### Attached Outbuilding

1.09m x 2.93m (3' 7" x 9' 7") Two storage rooms with doors to the front and rear elevations.

### First Floor

### Landing

1.05m x 2.12m (3' 5" x 6' 11") Accessed via the entrance hallway with double glazed obscured window to the side elevation, ceiling mounted loft access point and internal doors accessing all bedrooms and bathroom.

#### Bedroom 1

3.71m x 3.59m (12' 2" x 11' 9") With double glaze window to the rear elevation, wall mounted radiator.

#### Bedroom 2

3.29m x 3.31m (10' 10" x 10' 10") With double glazed window to the front elevation and wall mounted radiator.

#### Bedroom 3

2.38m x 2.47m (7' 10" x 8' 1") Double glazed window to the front elevation and wall mounted radiator.

#### Shower Room

1.91m x 2.23m (6' 3" x 7' 4") Comprising of a three-piece suite to include WC, pedestal wash hand basin and shower enclosure with electric shower attachment over. Full tiling to walls and floor, double glazed obscured window and wall mounted gas combination boiler.

#### Outside

To the front elevation is an area of lawn with fenced boundary to Street that has the potential for off street parking.

The rear elevation has been landscaped with low maintenance in mind and has two large paved patio terraces housing a timber garden shed all enclosed by timber fenced boundaries. An external door provides access to the attached brick built outbuilding.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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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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