



£185,000

Church Street, Belper DE56 2BG

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Period Semi Detached Property
- 2 Bedrooms & 2 Reception Rooms
- Sought After Village Location
- No Chain
- Elevated Views To Rear
- Ideal First Home Or Investment
- COUNCIL TAX BAND B
- In need of modernisation

## Property Description

New to the market and offered with no upward chain is this two bedroomed period style semi-detached property located in the highly regarded village of Heage, near to Belper.

## Main Particulars

Derbyshire Properties are pleased to present this period semi-detached property located in the highly regarded village of Heage. The property does require modernisation and is also offered with no chain. Briefly comprising of an entrance hallway, living room, dining room, and kitchen. To the first floor, a landing provides access to a bathroom and two double bedrooms. Externally the property has a small front garden and private rear garden. We believe the property will ideally suit first-time buyers, those looking to downsize and even those buyers looking for an investment property requiring modernisation.

### Entrance

With UPVC door, leading in from the front elevation, wall mounted, single radiator, staircase, to 1st floor, landing, and door leading to :-

### Living Room

With double glazed bay window to the front elevation, wall mounted, radiator, decorative picture rail, TV point. The feature focal point of the room is a gas fire with wooden surround, marble, backdrop and raised hearth.

### Dining/Sitting Room

Double glazed windows To the rear and side, elevations, wall mounted, radiator, decorative picture, rail and wall lighting, under stairs, storage alcove and original cupboard, located in the chimney recess. The focal point of the room is an open fire with stone surround and tiled hearth with feature arched alcove to the right hand side.

### Kitchen

Comprising of a range of wall and base mounted matching units with roll-top worksurfaces, incorporating a single sink drainer unit with mixer taps. Under counterspace and plumbing for washing machine and fridge, integrated four ring gas hob with extractor hood, integrated double oven, breakfast bar, wall mounted radiator, windows to both side elevations, and door leading to the rear garden.

### First Floor

### Landing

Accessed via the main entrance with window to the side elevation and ceiling mounted loft access point. Internal doors provide access to both bedrooms and bathroom.

### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator, and walk-in wardrobe/cupboard.

## Bedroom 2

With double glazed window to the rear elevation, offering elevated views of the surrounding countryside and wall mounted radiator.

## Bathroom

Comprising of a four piece bathroom suite that contains a WC, vanity unit, bath and separate shower enclosure with wall mounted electric shower and attachment. Part tiling to walls, vinyl floor covering, built in airing cupboard, wall mounted radiator and double glazed window to the side elevation.

## Outside

To the front elevation is a small frontage which is walled and gated to the street. A side access pathway leads to the rear garden with patio and lawned area divided by a central pathway and timber garden shed.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 820983



www.derbyshireproperties.com