

Wheeldon Avenue, Belper, Derbyshire. DE56 1GX

£210,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

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.

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



ROOM DESCRIPTIONS

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

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.



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