



DERBYSHIRE





**Blackthorne Close, Kilburn, Belper, Derbyshire DE56 0LF**  
**£170,000 -**

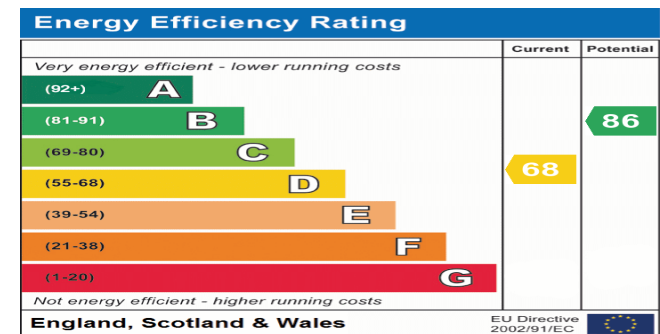


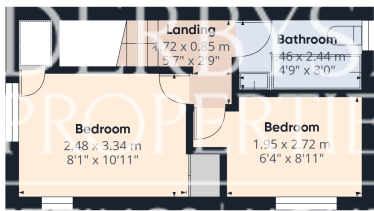
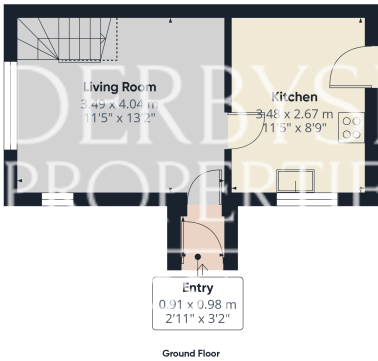
## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present for sale this two bedroom modern semi detached property located within a cul-de-sac location. The property briefly comprises of :- entrance hall, living room and kitchen/dining room. To the first floor and landing provides access to 2 bedrooms and bathroom. The property is located on a corner plot position and it benefits from front side and rear gardens with a three car driveway located to the rear elevation. We believe the property will ideally suit first time buyers and those looking to downsize and an immediate inspection should be undertaken to avoid disappointment.

## POINTS OF INTEREST

- Modern Semi Detached Home
- 2 Bedrooms & 1 Reception Room
- Corner Plot
- 3 Car Driveway
- Quiet Cul-De-Sac Location
- Ideal First Home Or Downsize
- In Need Of Some Refurbishment
- COUNCIL TAX BAND B
- No Upward Chain





Approximate total area<sup>(1)</sup>  
45.5 m<sup>2</sup>  
490 ft<sup>2</sup>

Reduced headroom  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

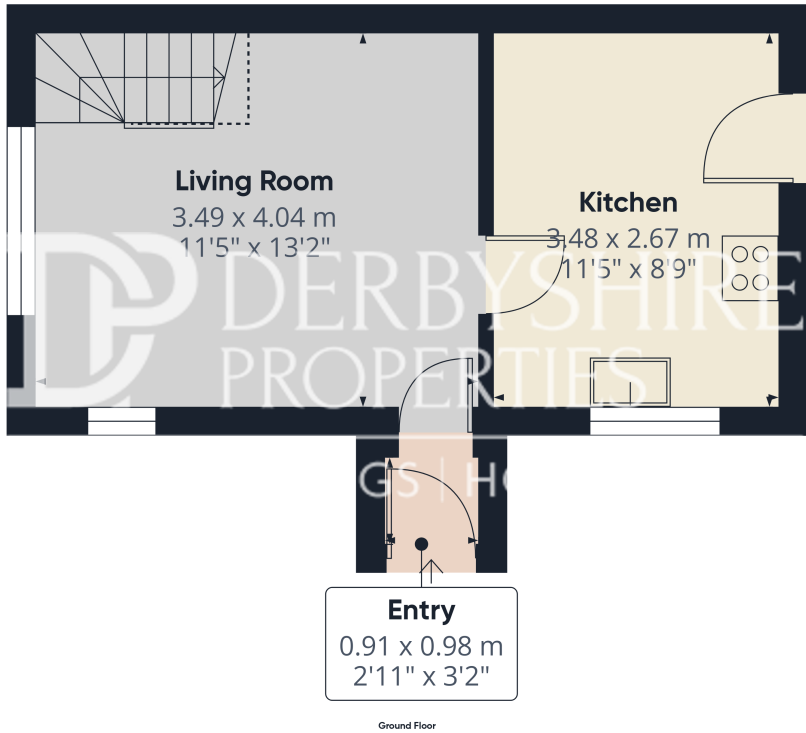
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>  
25 m<sup>2</sup>  
269 ft<sup>2</sup>

Reduced headroom  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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