







**Chapel Street, Kilburn, Belper, Derbyshire DE56 0NR**  
**£160,000 - Freehold**

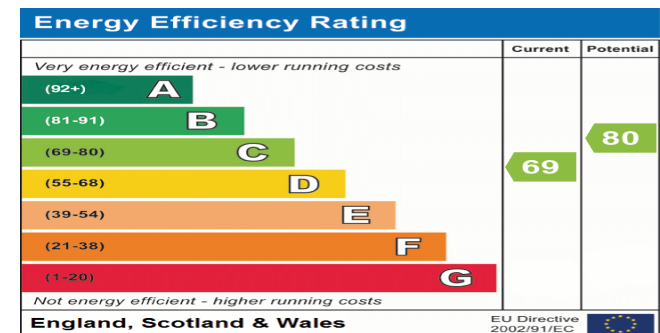


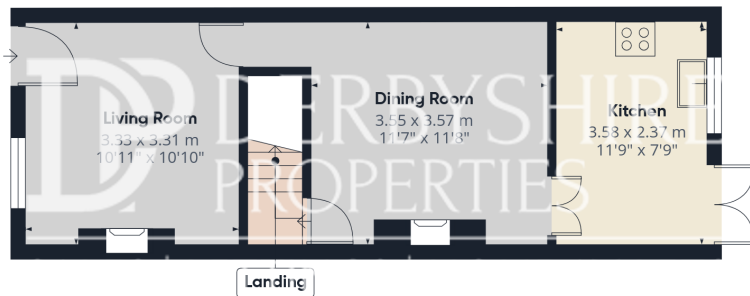
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented two-bedroom, two-reception-room mid-terrace cottage. The current owners have modernised and improved the property over a number of years, creating a warm, stylish and comfortable home. The accommodation briefly comprises: living room, dining/sitting room and kitchen. To the first floor, a landing provides access to two double bedrooms and a superb family bathroom. From the principal bedroom, a staircase leads to a fully boarded attic room with light and power, offering excellent additional storage or potential hobby space. Externally, the property benefits from a professionally landscaped rear garden enjoying countryside views. We believe this property will ideally suit first-time buyers or those looking to downsize, and an early internal inspection is highly recommended to fully appreciate this competitively priced home.

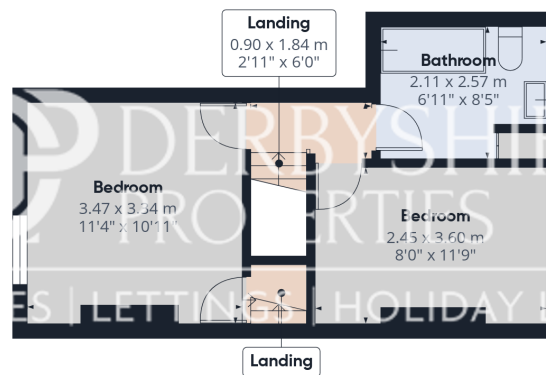
## POINTS OF INTEREST

- No Upward Chain
- Beautiful Mid Terraced Cottage
- 2 Bedrooms & 2 Reception Rooms
- Landscaped Garden With Countryside Views
- Ideal First Home
- Well Presented Throughout
- Village Location
- Useful Transport Links Nearby
- Council Tax Band A

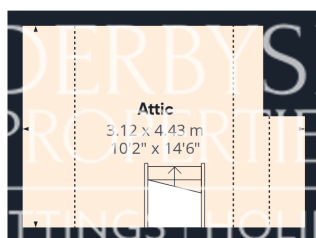




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

74.9 m<sup>2</sup>  
807 ft<sup>2</sup>

**Reduced headroom**

4.3 m<sup>2</sup>  
46 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**