



DERBYSHIRE



Swinney Lane, BELPER, Derbyshire DE56 1EF
£170,000 - Freehold

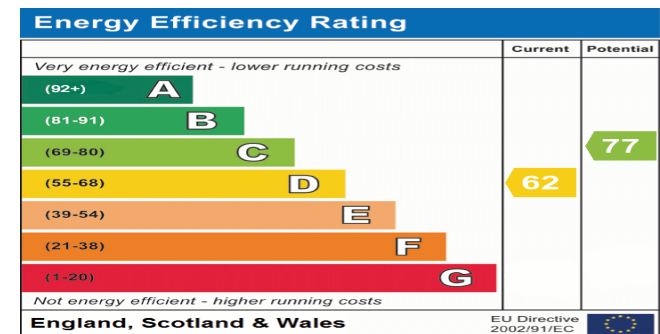


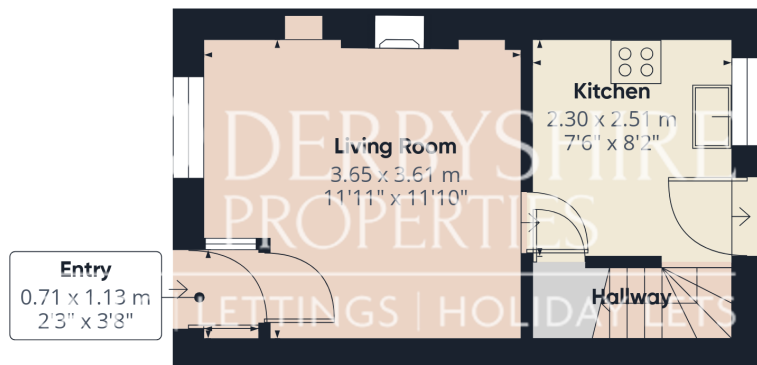
PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this attractive and characterful cottage, which briefly comprises: entrance hall, cosy living room with log-burning stove, and kitchen to the ground floor. To the first floor, a landing provides access to a generous double bedroom enjoying elevated views across Belper, along with a well-appointed bathroom. The second floor offers a useful attic room, ideal for storage or occasional use. The property is considered ideal for first-time buyers or couples, and an early internal inspection is strongly recommended to avoid disappointment.

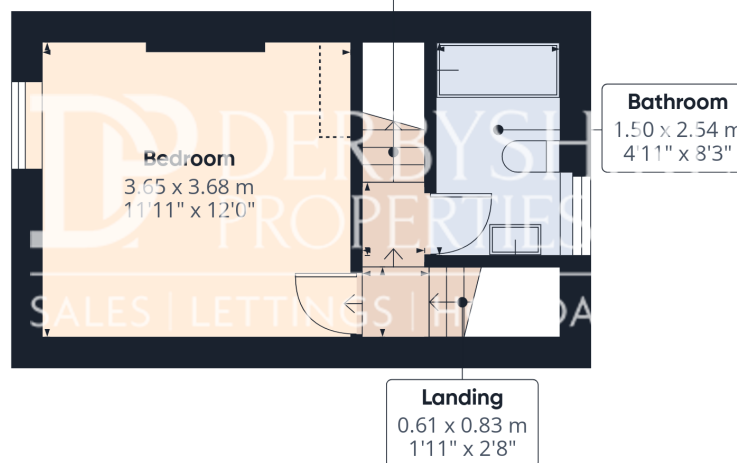
POINTS OF INTEREST

- Charming Mid Terraced Cottage
- 1 Bedroom (Plus Attic Room)
- Character & Charm Throughout
- Fitted Kitchen
- Modern Bathroom
- Elevated Views
- Rear Garden
- Ideal First Time Buy
- Council Tax Band A





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

49.1 m²
528 ft²

Reduced headroom

3.5 m²
38 ft²

(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.

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