

Albert Street, BELPER, Derbyshire. DE56 1DA

£290,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this spacious three bedroom Victorian mid terrace property located within a quiet cul-de-sac. The property offers a wealth of spacious living accommodation throughout and a sizable rear garden that would be ideal for families. The property is also conveniently placed right in the centre of Belper and all amenities are within a short walk. Offered with no upward chain, viewing highly recommended.

## FEATURES

- Spacious Victorian Terraced House
- 3 Bedroom, 2 Reception Rooms
- No Chain
- Located In Belper Town Centre
- Well Presented
- Ideal Family Home
- Quiet Cul-De-Sac Location
- Modern Kitchen And Bathroom
- Viewing Advised
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Entrance Hall

4.18m x 0.88m (13' 9" x 2' 11") Entered via a double glazed sealed unit door, wall mounted radiator, wood floor covering, staircase to the 1st floor landing and internal doors accessing both reception rooms.

### Living Room

4.26m x 2.91m (14' 0" x 9' 7") With double glazed bay window to the front elevation, TV point, wall mounted radiator. The feature focal point is a painted fire surround with raised hearth and useful shelving located in the chimney recess.

### Dining Room

3.62m x 3.08m (11' 11" x 10' 1") With wood floor covering, wall mounted radiator, double glazed window, spotlighting to ceiling and internal door accessing the kitchen.

### Kitchen

3.28m x 2.56m (10' 9" x 8' 5") Mainly comprising of a range of matching wall and base mounted units with rolltop worksurfaces incorporating a stainless steel sink drainer unit with mixer taps and complimentary tiled splashback areas. Integrated electric oven, hob and stainless steel extractor canopy over. Under counter space and plumbing for washing machine, wall mounted radiator, double glazed window and door to the side elevation, vinyl floor covering and internal door accessing the cellar.

### First Floor

#### Landing

3.69m x 1.66m (12' 1" x 5' 5") Accessed via the main entrance hallway, wall mounted single radiator, loft access point with pulldown ladder and internal doors accessing all three bedrooms.

#### Bedroom 1

3.57m x 4.94m (11' 9" x 16' 2") With two double glazed windows to the front elevation, wall mounted radiator.

#### Bedroom 2

3.64m x 3.21m (11' 11" x 10' 6") Double glazed window to the rear elevation and wall mounted radiator.

#### Bedroom 3

3.36m x 2.58m (11' 0" x 8' 6") Double glazed window to the side elevation, wall mounted radiator, internal door accessing the main family bathroom.

#### Family Bathroom (Accessed Via Bedroom 3)

1.62m x 2.56m (5' 4" x 8' 5") This contemporary fitted white bathroom suite that contains WC, pedestal wash hand basin and panelled bath with mains fed shower attachment over with complimentary glass shower screen. Heritage tiling to walls, vinyl floor covering, wall mounted radiator and double glazed obscured window to the side elevation.

### Outside

The rear garden benefits from a paved patio area, ideal for outdoor dining. This leads to a sizable lawn with timber fence boundaries and gated access to street.

### 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.



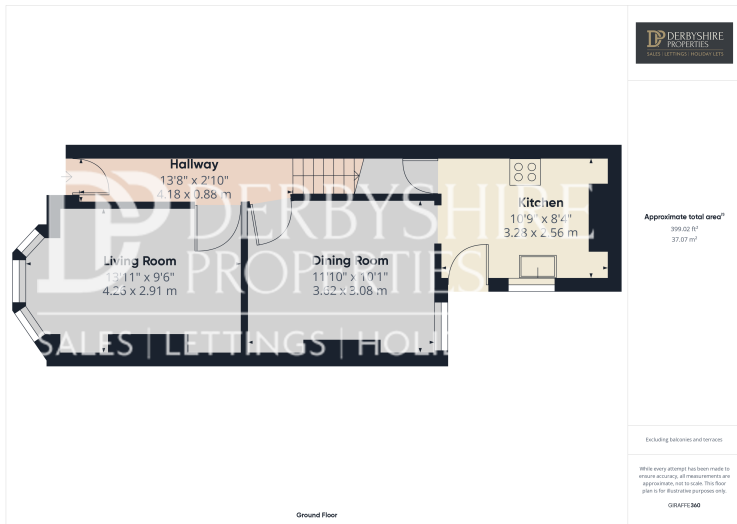


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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	