

Mayfield Avenue, Kilburn, Belper, Derbyshire. DE56 0NZ

£180,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this well presented two double bedroom semi-detached property occupying a quiet residential location and with no upward chain. The property has been modernised throughout and offers modern kitchen and bathroom, driveway and enclosed garden to rear. We recommend first time buyers and those looking to downsize should view the property with immediate effect.

## FEATURES

- No Chain
- Lovely Semi Detached House
- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- 2 Reception Rooms
- Landscaped Gardens
- Off Street Parking
- Ideal Downsize or First Time Buy
- COUNCIL TAX BAND A



## ROOM DESCRIPTIONS

### Entrance Hall

2.77m x 0.82m (9' 1" x 2' 8") Entered via composite door from the front elevation, storage alcove with radiator, wood floor covering and internal door openings into the kitchen and dining room.

### Kitchen

2.63m x 3.97m (8' 8" x 13' 0") With the continuation of the wood floor covering from the hallway, a range of modern wall and base mounted units with flat edged work surface incorporating a sink drainer unit with mixer taps and splashback. Integrated appliances include electric oven, induction hob with extractor canopy over, fridge/freezer, dishwasher and washer dryer. Wall mounted radiator, double glazed unit door with adjoining window to the rear elevation.

### Dining Room

3.36m x 2.27m (11' 0" x 7' 5") Again with the continuation of the wood floor covering, wall mounted radiator and double glazed window to the front elevation. Internal door leads to inner hallway with staircase to 1st floor landing, window and radiator.

### Inner Hall

2.62m x 1.81m (8' 7" x 5' 11")

### Living Room

6.10m x 2.94m (20' 0" x 9' 8") Located to the rear of the property and benefiting from two double glazed windows and two radiators and TV point.

### First Floor Landing

1.55m x 1.93m (5' 1" x 6' 4") Accessed via the inner hallway, double glazed window, ceiling mounted loft access point and internal doors access accessing the bathroom and two double bedroom

### Bedroom 1

2.62m x 4.45m (8' 7" x 14' 7") Double glazed window front elevation, wall mounted radiator and walk in wardrobe.

### Bedroom 2

3.36m x 3.30m (11' 0" x 10' 10") Double glazed window to front elevation, wall mounted radiator and fitted double wardrobe.

### Bathroom

1.72m x 1.96m (5' 8" x 6' 5") Comprising of a three-piece white suite to include WC, pedestal wash hand basin and Space-Saver bath with shower attachment over and complementary glass shower screen. Wall mounted extractor fan, double glazed obscured window, wall mounted chrome heated towel rail and wood floor covering.

### Outside

To the front elevation is a parking space for one vehicle with a raised, low maintenance front garden that is mainly gravelled with inset paved pathway. The rear garden is mainly laid to lawn with timber fencing on all sides, with a raised decking area to the top part of the garden with covered canopy.







# FLOORPLAN & EPC

