

31 Bridge Street, Belper, Derbyshire. DE56 1AY

£220,000

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

*** GUIDE PRICE £220,000-£240,000*** Derbyshire Properties are pleased to present this spacious three story mid terrace house located right in the heart of Belper town Centre. The property is offered with no upward chain, enjoys spacious living accommodation over three floors.

Briefly comprising of :- living room, kitchen, Cellar, rear hallway and ground floor bathroom. To the first floor a landing provides access to 2 double bedrooms the second bedroom providing access to a further attic room.

We believe the property will ideally suit first time buyers, investment buyers and those looking to be close to all of Belper's amenities and transport links.

FEATURES

- *** GUIDE PRICE £220,000-£240,000***
- Charming Mid Terraced House
- 3 Bedrooms & 1 Reception
- Accommodation Over 3 Floors
- Private Courtyard Garden
- No Chain
- Farmhouse Kitchen
- Ideal First Time Buyer
- Viewing Advised
- Council Tax Band B



ROOM DESCRIPTIONS

Living Room

Entered via hardwood door from the front elevation, sash window, wall mounted radiator, decorative dado rail and coving. The feature focal point of the room is a wall mounted gas living flame effect fire with decorative surround, marble effect backdrop and raised hearth. Internal door and window provide access to:-

Kitchen

This well designed bespoke hardwood kitchen benefits from range of base mounted storage cupboards with solid wood worksurfaces incorporating a Belfast sink with mixer taps. Space for gas range with stainless steel extractor canopy over, space for fridge/freezer, wall mounted radiator, tiled floor covering, spotlights to ceiling, double glazed window to the rear elevation and staircase to the first floor landing with under stairs storage cupboard and useful floor to ceiling pantry and access to the cellar.

Rear Hall

With hardwood door providing access to the rear garden, tiled floor covering and doors lead into both the kitchen and ground floor bathroom.

Ground Floor Bathroom

Comprising of a three-piece white modern suite to include WC, vanity unit and space-saver bath with mains shower and attachment over and complimentary glass shower screen. Wood effect vinyl floor covering, wall mounted chrome heated towel rail, fully tiled walls, double glazed obscured window and spotlighting.

First Floor

Landing

Accessed via the kitchen, with access into bedrooms 1 & 2.

Bedroom 1

With sash window to front elevation, fitted double wardrobe, wall mounted radiator and space for bedroom furniture.

Bedroom 2

With window to the rear elevation, wall mounted radiator and staircase that provide access to the attic room.

Second Floor

Attic Room

With skylight to the rear elevation, wall mounted radiator and storage located in the roof eaves.

Outside

The low maintenance rear garden comprises of a gravelled seating area with pergola/trellising leading to a further gravelled planting area and pleasant seating area. Raised pond with attractive stone walling, brick outbuilding provides useful outside storage and walled boundaries enclose on all sides.

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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