

26 Crich Lane, Belper, Derbyshire. DE56 1EN

£170,000 Freehold

FOR SALE



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

## PROPERTY DESCRIPTION

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

This property is offered for sale via the modern method of auction and represents an excellent opportunity for investors or buyers looking to renovate and add value. The accommodation briefly comprises: entrance hall, living room, kitchen, store room and ground floor shower room. To the first floor, a landing provides access to three bedrooms and a further shower room. Externally, the property benefits from off-road parking for two vehicles to the front and a generous rear garden enjoying elevated view

## FEATURES

- SOLD VIA MODERN METHOD OF AUCTION
- End Terraced House
- In Need of Complete Refurbishment/Development
- 3 Bedrooms & 1 Reception
- No Chain
- Garden With Large Garden
- Ideal Investment Opportunity
- View Absolutely Essential



## ROOM DESCRIPTIONS

### Entrance

Accessed via a double glazed door to the front elevation, with wall mounted radiator and staircase rising to the first floor.

### Living Room

With double glazed window to the front elevation, wall mounted radiator and electric fire.

### Storage Room/Pantry

With double glazed obscured window to the side elevation and fitted shelving.

### Kitchen

Comprising a range of matching wall and base mounted units with work surface over incorporating a one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machine, radiator and double glazed window to the rear elevation.

### First Floor

#### Ground Floor Shower Room

With double glazed obscured window to the rear elevation, WC, pedestal wash hand basin and disabled-access shower enclosure with mains shower and attachment.

### First Floor

### Landing

Accessed from the entrance hall with double glazed obscured window to the side elevation, loft access and doors leading to all three bedrooms and the shower room.

### Bedroom 1

Double glazed window to the front elevation and wall mounted radiator.

### Bedroom 2

Double glazed window to the rear elevation and wall mounted radiator.

### Bedroom 3

Double glazed window to the front elevation and wall mounted radiator.

### Shower Room

Comprising WC, corner mounted pedestal wash hand basin and shower enclosure with mains shower and attachment. Wood effect flooring, part wall tiling, airing cupboard, radiator and double glazed obscured window to the rear elevation.

### Outside

To the front elevation is an area of lawn with stocked flower beds and borders. A driveway positioned to the front provides off-road parking for two vehicles with gated access.

The generous rear garden begins with a patio area and timber garden shed. The remainder of the garden is mainly laid to lawn with well stocked flower beds and borders, enclosed by hedgerow boundaries and also featuring a greenhouse.

### 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.



# FLOORPLAN & EPC

