





Derby Road, Lower Kilburn, Lower Kilburn, Derbyshire DE56 0NG
£170,000 - Freehold

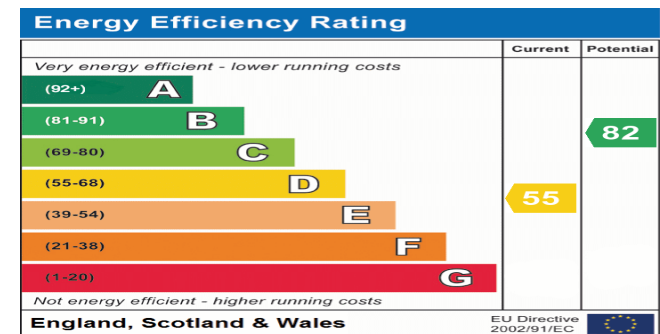


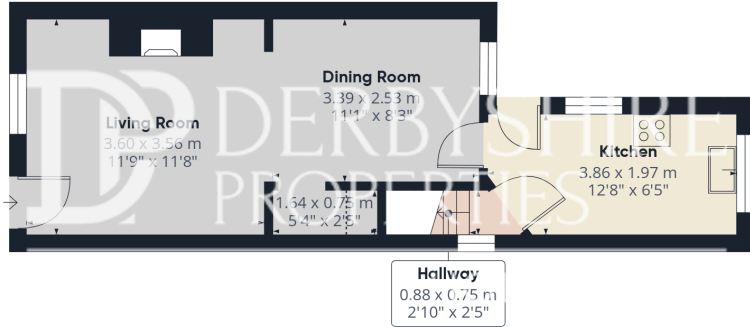
PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this attractive two-bedroom home which offers character accommodation arranged over three floors. The property will ideally suit first-time buyers taking their initial steps onto the property ladder or those looking to downsize. The accommodation briefly comprises: a spacious through lounge/dining room and fitted kitchen to the ground floor. To the first floor there is a double bedroom and a modern shower room, with a further staircase leading to the second-floor attic bedroom, providing an additional generous double bedroom. Externally, the property benefits from off-street parking to the front elevation and a large, well-maintained rear garden, incorporating lawned areas, a greenhouse and a raised decked seating area enjoying open countryside views.

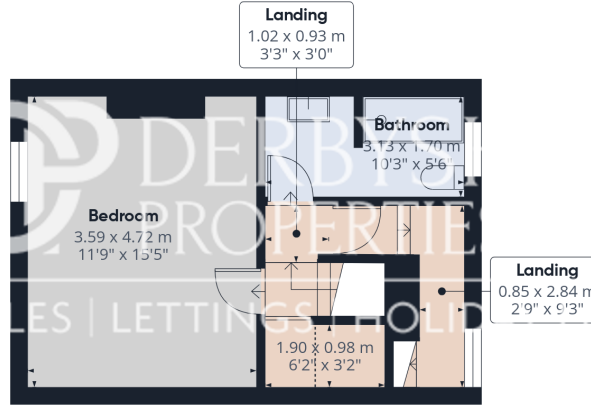
POINTS OF INTEREST

- Beautiful Period Terraced Home
- Off Street Parking
- Open Plan Lounge/Diner
- Fitted Kitchen
- Modern Bathroom Suite
- Unfurnished Tenancy
- Ideal First Time Buy
- Viewing Essential





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

70.5 m²

760 ft²

Reduced headroom

5.3 m²

57 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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