





**Chapel Street, Kilburn, Belper, Derbyshire DE56 0NR**  
**£160,000 - Freehold**

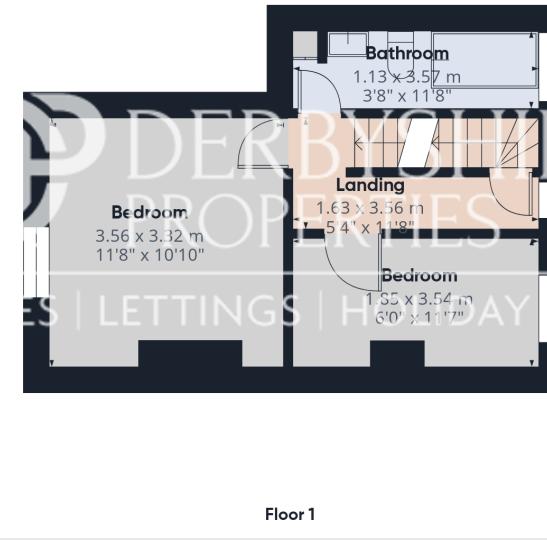
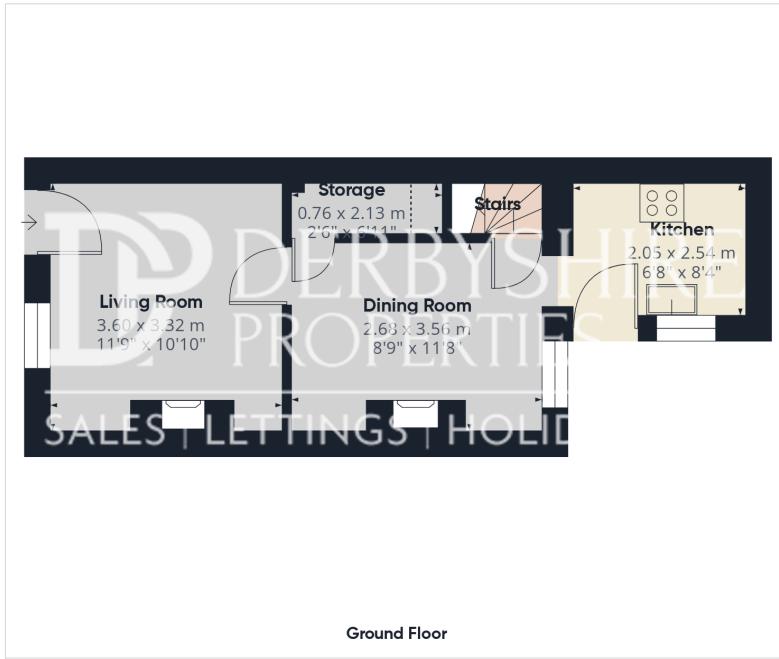


## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present for sale this attractive Victorian mid-terrace home, boasting a wealth of character features alongside spacious contemporary rooms. The accommodation briefly comprises: lounge, dining room and kitchen to the ground floor. To the first-floor landing there is a double bedroom, a single bedroom and a well-appointed bathroom suite. The second floor offers a further double bedroom located within the converted attic space. Outside, the property enjoys a fully enclosed and private rear garden, which is mainly laid to lawn with timber-fenced boundaries enclosing all sides. We believe this property will particularly appeal to first-time buyers and young families, and an early internal inspection is highly recommended to avoid disappointment.

## POINTS OF INTEREST

- Mid Terraced House
- 3 Bedrooms & 2 Reception Rooms
- Character Features
- No Chain
- Ideal First Home
- Private Rear Garden
- Council Tax Band A



**Floor 2**

**Approximate total area<sup>(1)</sup>**

64.6 m<sup>2</sup>

696 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(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.

**GIRAFFE360**