



Church Street, Heage, Belper, DE56 2BG  
£179,950  
Freehold



acquire  
sales & lettings



Church Street  
Heage  
Belper  
DE56 2BG  
£179,950  
Freehold

Acquire Sales and Lettings are delighted to present this two double bedroom (with additional loft room) semi detached house that boasts a delightful uninterrupted view of the local countryside. The property briefly comprises entrance to hall giving access to stairs and large open plan living room/diner with modern kitchen off. To the first floor are double bedrooms, recently renovated bathroom and stairs leading to converted loft room. Heage offers a quiet village setting with delightful amenities such as a local shops, pubs and village hall with public transport linking you to the City Centre. The location is perfect for an active lifestyle with recreational grounds and picturesque countryside that provides great footpaths to nearby villages such as Ambergate and Belper.



### OPEN PLAN LIVING ROOM/DINER

23' 9" x 13' 8" (7.244m x 4.176m) Carpet to floor, gas central heated radiator, and upvc double glazed windows to front and rear garden. Feature log burner with brick surround and solid wood mantle. Useful under stairs storage cupboard.

### KITCHEN

12' 7" x 6' 10" (3.840m x 2.083m) Tiles to floor, upvc double glazed window and door to rear garden. The kitchen offers a full range of modern wall and base units with solid wood work top and Belfast sink. Integrated appliances including two electric cookers, gas hob with extractor hood above, dishwasher and fridge/freezer.



### BEDROOM 1

12' 0" x 10' 7" (3.666m x 3.239m) Wooden laminate flooring, gas central heated radiator and upvc double glazed window to rear elevation.

### BEDROOM 2

11' 2" x 10' 3" (3.407m x 3.131m) Wooden laminate flooring, gas central heated radiator and upvc double glazed window to front elevation. Stairs off leading to converted loft room.

### CONVERTED LOFT ROOM

10' 4" x 12' 11" (3.158m x 3.942m) Carpet to floor and velux window to rear elevation.

### OUTSIDE

To the rear is an enclosed garden with a mix of artificial turf and paved patio. The garden enjoys uninterrupted countryside views and benefits from two outdoor store rooms with one having water and electrics for use of washing machine. There is secure external access via side gate.



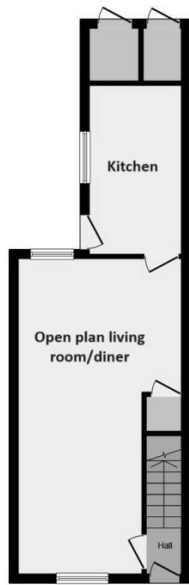
### DISCLAIMER

Council tax band A.

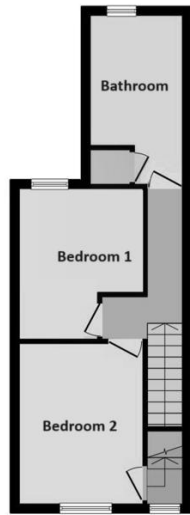
Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



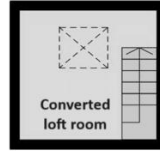
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		



**Ground Floor**



**First Floor**



**Second Floor**



**acquire**  
sales & lettings

**Burton Branch**  
181 Station Street Burton,  
DE14 1BN  
01283 564441  
burt on@acquireproperties.co.uk

**Derby Branch**  
Royal Glen Park, Row allan Way,  
Chellaston, DE73 5XE  
01332 700362  
chellaston@acquireproperties.co.uk

**Chesterfield Branch**  
Unit 3, Barnfield Close, Staveley,  
Chesterfield, S43 3UL  
01246 205204  
chesterfield@acquireproperties.co.uk

Have you tried  
our award winning  
lettings  
services?

**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.