



## 27 Mill Street, Belper, DE56 1DT

**£159,950**



Offered with vacant possession/ no chain. Situated in the heart of Belpers' conservation area, a traditional stone built cottage in need of modernisation. Offering deceptively spacious two bedroom accommodation with a courtyard and outhouses to the rear. Viewing is recommended.



# 27 Mill Street, Belper, DE56 1DT

£159,950



The character cottage offers traditional accommodation comprising sitting room with sash window and useful under stairs store, extended dining kitchen with fitted units and rear lobby with store. To the first floor there is a landing, double bedroom to the front and the second bedroom providing access to the shower room.

There are character sash windows and period entrance door.

To the front is an elevated fore garden with a dry stone wall. The courtyard to the rear shared with access to two brick built out houses.

The cottage is situated in the Clusters conservation area, close to the town with its railway station, excellent schools, shops, bars, restaurants and leisure facilities, close to many countryside walks. Belper is renowned for its historic mills, character and charm, forming part of the UNESCO heritage corridor. Having easy access to Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A traditional entrance door allows access.

## SITTING ROOM

13'1 x 12'5 (3.99m x 3.78m )

A generous room with in-built cupboards, recessed shelving, wall mounted gas fire with

wooden fire surround and marble hearth, wall lighting, useful understairs store, sash window to the front and stairs climb to the first floor.

## KITCHEN DINER

15'2 x 10'5 (4.62m x 3.18m )

Fitted with a range of base cupboards, drawers and eye level units with work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling, gas cooker, plumbing for a washing machine, wall mounted gas fire and twin character windows overlook the rear courtyard.

## REAR ENTRANCE LOBBY

There is an in-built store cupboard with light and a half glazed UPVC entrance door allows access.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

12'4 x 9'3 (3.76m x 2.82m )

There is a sash window to the front elevation, built-in wardrobes, shelving original timber latch doors.

### BEDROOM TWO

13'11 x 4'3 extending to 10'3 (4.24m x 1.30m extending to 3.12m)

This room provides access to the shower room. There is an original latch door, sash window to the rear elevation and a built-in

wardrobe and cupboard housing the hot water cylinder.

### **SHOWER ROOM**

Appointed with a double shower enclosure with electric shower, vanity wash hand basin and low flush WC

### **OUTSIDE**

To the front is an elevated fore garden with dry stone wall, steps lead to the front door. There is access to the rear shared courtyard through a five bar gate. Having two brick built outhouses.



## Road Map



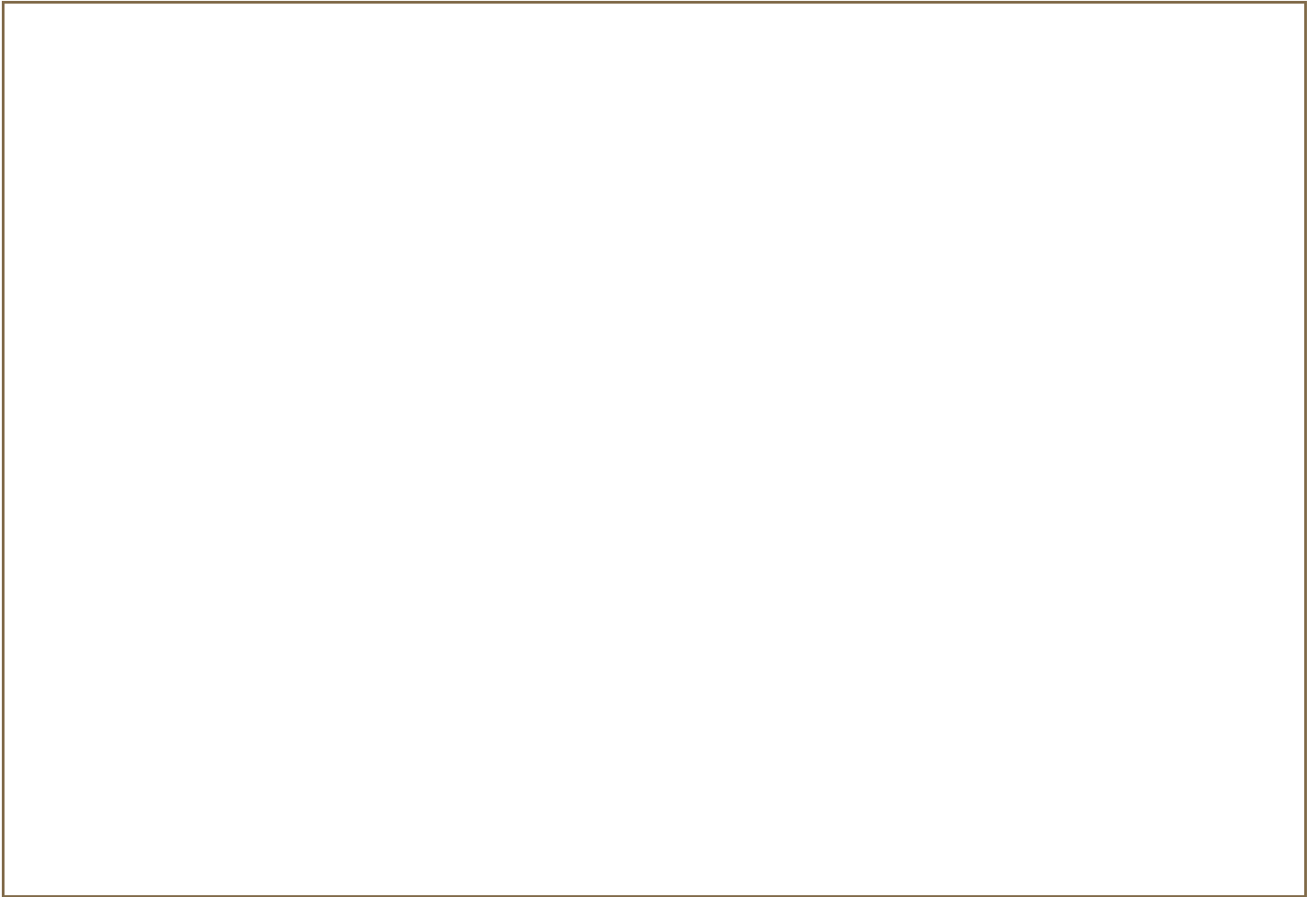
## Hybrid Map



## Terrain Map



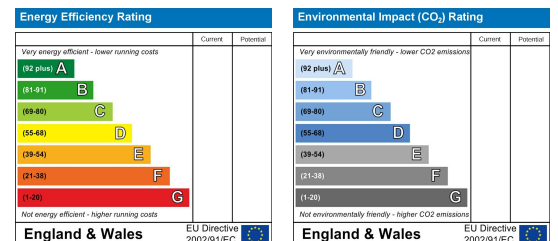
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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