



58 Butterley Hill, Ripley, DE5 3LT

£115,000



IDEAL FOR INVESTORS. Offered with vacant possession/no chain. A traditional terrace property offering deceptively spacious two double bedroom accommodation close to Ripley town centre. There is a rear courtyard, one off road parking space and an outhouse. Viewing is recommended.



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Ideal investment property in need of cosmetic upgrading. The accommodation comprises spacious lounge diner, fitted kitchen, rear lobby, ground floor bathroom and two double bedrooms.

Benefitting from UPVC double glazed windows and door.

Access the property from the rear where there is car parking, a brick built store and a courtyard.

Situated in a popular area of Ripley close to excellent schools, local amenities and Ripley town centre with its weekly market, varied shopping, bars and restaurants. Ripley has easy access to both Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

Access to the property is from the rear. Where a secure gate opens into a courtyard.

ENTRANCE LOBBY

A half glazed UPVC entrance door allows access. There is a built-in cupboard with shelving and and a radiator.

GROUND FLOOR BATHROOM

Appointed with a panelled bath with mixer shower taps, vanity wash hand basin with storage beneath and a low flush WC. There is a radiator, mosaic effect tiling, patterned vinyl

flooring, UPVC double glazed window and a bi-fold door.

FITTED KITCHEN

13'5 x 6' (4.09m x 1.83m)

Having a range of dark oak base cupboards, drawers and eye level units with worksurface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is a UPVC double glazed window to the side, gas cooker point and stairs climb off to the first floor.

LOUNGE THROUGH DINER

21'2 x 9'5 extending to 12'6 (6.45m x 2.87m extending to 3.81m)

A generous space with dual aspect UPVC double glazed windows to the front and rear. There is decorative tongue and groove panelling, fire surround with an electric stove, a recessed cupboard with shelving and a useful under stairs cupboard provides storage facility.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'6 x 10'3 (3.81m x 3.12m)

Having two built-in wardrobes, radiator and a UPVC double glazed window to the front elevation.

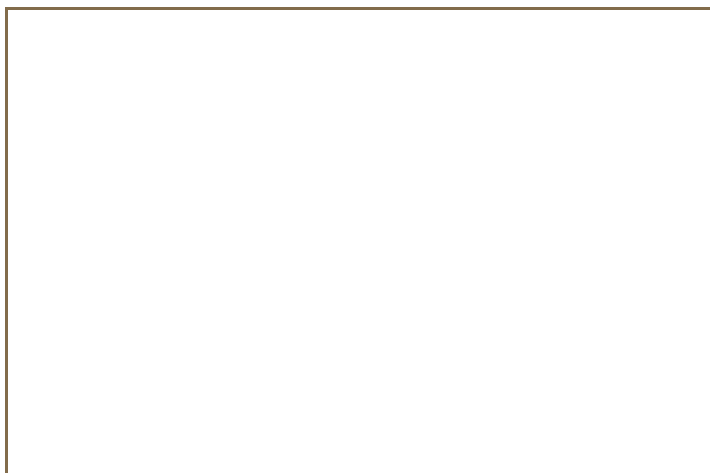
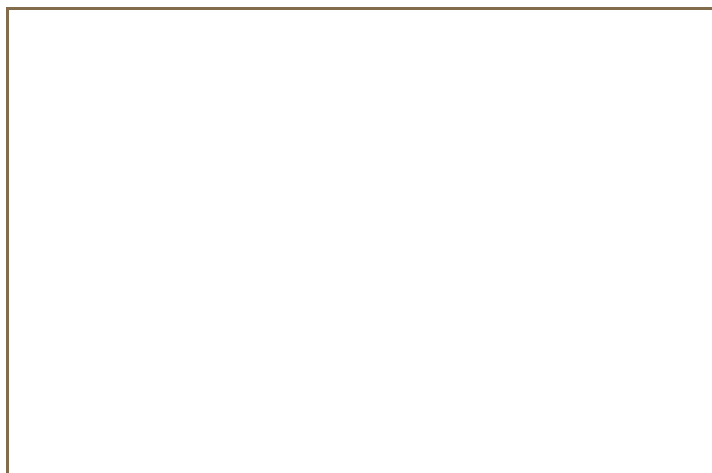
BEDROOM TWO

10'6 x 9'6 (3.20m x 2.90m)

Having a radiator, UPVC double glazed window to the rear elevation and an in-built cupboard houses the Baxi combi boiler(serving the domestic hot water and central heating system).

OUTSIDE

The property is accessed from the rear via a shared yard. The property has one parking space and an outside store and small courtyard garden.



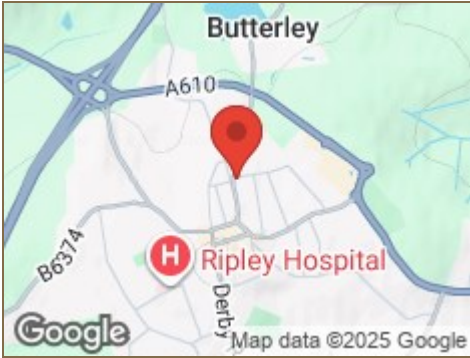
Road Map



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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