



Spinners Way
Belper



Property Description

Situated on a quiet road at the edge of Belper, this two bedroom property has been a successful rental property for many years but would also make a perfect first home! Located within walking distance of pre, primary and secondary schools as well as the local doctors surgery and multiple bus stops.

The home is being sold with NO ONWARD CHAIN and comprises in brief of an entrance hallway leading onto the kitchen and open plan lounge/diner. Upstairs are two double bedrooms and the family bathroom. Outside is a lawned garden to the front and rear and driveway to the side of the property.

Outside

Front garden is laid to lawn and has a driveway to the side.

Rear garden is mostly laid lawn with a patio seating area.



Entrance Hall

Laminate flooring, UPVC obscure double glazed door to the front elevation.

Lounge/Diner

15' x 8' 9" Include Recess (4.57m x 2.67m Include Recess)

Understairs storage cupboard, double glazed French doors to rear garden, double glazed window to the side elevation, laminate flooring, electric fire.

Kitchen

9' 7" x 5' 11" (2.92m x 1.80m)

Four ring electric hob with extractor hood over, fan oven, wall and base units with worktop over, sink and drainer with mixer tap. Complete with a tiled splash back, laminate flooring and a double glazed window to the front elevation.

Landing

Carpeted flooring, loft hatch.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to the rear elevation, wood effect laminate flooring.

Bedroom Two

12' 3" x 8' 2" (3.73m x 2.49m)

Carpeted flooring, double glazed window to the front elevation and built-in cupboard over the stairs.

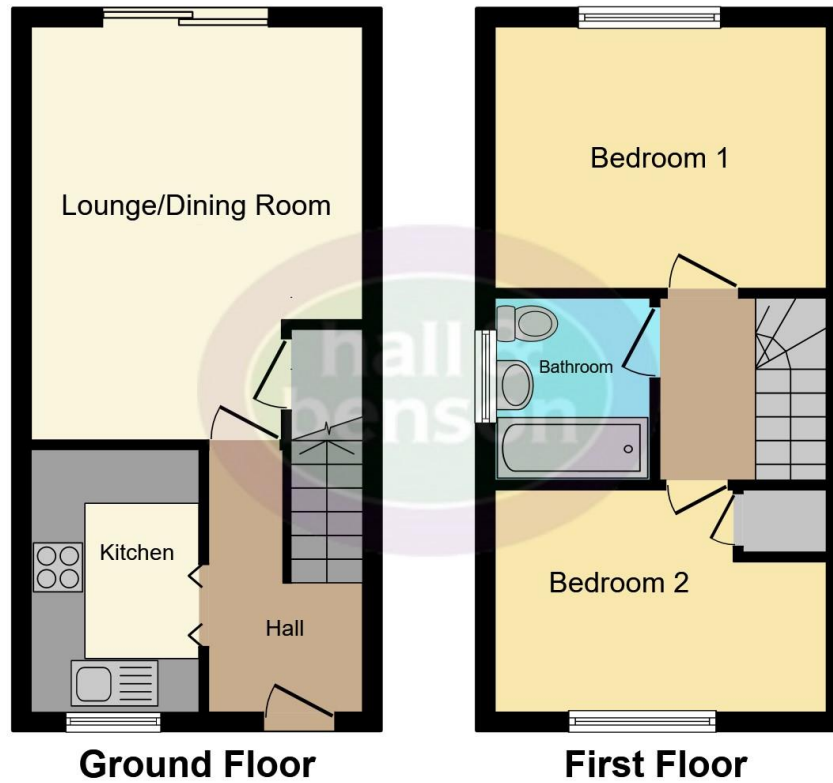
Family Bathroom

Bath with shower over, hand-wash basin, W/C, tiled floor and walls, obscure double glazed window to the side elevation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

EPC Rating: E

view this property online hallandbenson.co.uk/Property/BPR101737



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR101737 - 0006