



Park Road  
BELPER







### Property Description

Burchell Edwards are pleased to bring to the market this three bedroom semi-detached property offered for sale with NO UPWARD CHAIN and is situated in a popular residential location of Belper. The accommodation in brief comprises, entrance hall, lounge, kitchen/diner, utility room, three bedroom and a bathroom. Externally this is a lawned frontage with a driveway and gated side access leading to the rear of the property with there is a generous garden which is mainly laid to lawn. Call Burchell Edwards today to arrange your viewing.

### Entrance Hallway

The property entered via UPVC door to the front elevation into a hallway where there is stairs off to the first floor, doors off leading to the lounge and kitchen.

### Lounge

Having a window to the front elevation with gas fire and a radiator.

### Kitchen

Having matching wall and base units with work surfaces over and incorporating stainless steel sink and drainer unit, space for fridge freezer, gas cooker point, a radiator, plumbing for a washing machine, window to the rear elevation and door leading to utility room.

### Utility Room

Having UPVC double glazed door to the rear elevation opening to the garden, a radiator, window to the side elevation and space for a tumble dryer.

### First Floor Landing

Having window to the side elevation and doors off leading to the bedrooms, bathroom and W.C.

### Bedroom One

Having window to the front elevation, a radiator and a storage cupboard.

## Bedroom Two

Having a window to the rear elevation, a radiator and storage cupboard.

## Bedroom Three

Having window to the front elevation.

## Bathroom

Comprising of a bath with shower over, wash hand basin, tiled splashbacks and window to the rear elevation.

## Separate W.C

Having a low level W.C

## Outside

To the front of the property is a driveway providing off road parking with a lawned frontage, hedge boundaries and gated side access leading to the rear.

To the rear the garden has a coal storage shed, paved seating area, mainly laid to lawn with fenced boundaries and an arrangement of bushes and shrubs.



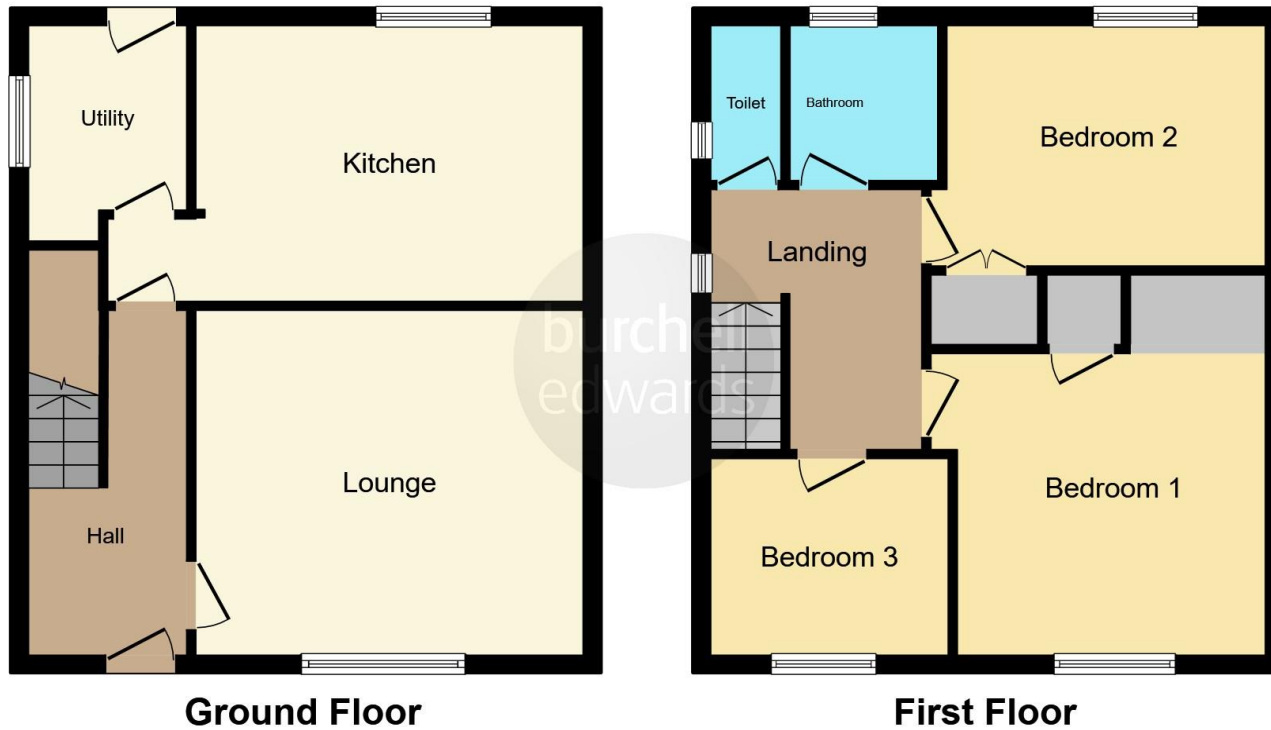












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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