



Chapel Street
Kilburn Belper



Chapel Street Kilburn Belper DE56 0NR

for sale guide price
£170,000



Property Description

**** GUIDE PRICE £170,000 - £175,000 **** Offered for sale with NO UPWARD CHAIN is this beautifully presented two bedroom property situated in the popular village of Kilburn. The accommodation is close to local amenities, has excellent transport links and in brief comprises; lounge, dining room with a multi fuel burner, a modern fitted kitchen, two bedrooms with built in wardrobes, bathroom and useful loft space with a pull-down ladder. Outside there is a low maintenance frontage with a generous garden to the rear. Viewings are strongly recommended.

Lounge

13' 1" Into chimney recess x 11' (3.96m Into chimney recess x 3.35m)
With a UPVC double glazed entrance door and window to front elevation, radiator, laminate flooring, feature fireplace and door to;

Dining Room

13' 1" Into chimney recess x 10' 4" (3.99m Into chimney recess x 3.15m)
With a feature multi-fuel burning stove, stairs to the first floor landing, UPVC double glazed window to the rear, radiator and laminate flooring. Open plan to;

Kitchen

8' 1" x 6' 7" (2.46m x 2.01m)
Fitted with a range of matching wall and base units, roll top work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, built in oven and a four ring gas hob with cooker hood over, space and plumbing for washing machine and laminate flooring. UPVC double glazed window to rear and side door to;

Lean To/ Utility

With UPVC double glazed French doors to the rear garden, laminate flooring and space for appliances.

First Floor Landing

With loft hatch and doors to;

Bedroom One

11' x 10' 4" Plus wardrobes (3.35m x 3.15m Plus wardrobes)

With floor to ceiling full width fitted wardrobes and storage, UPVC double glazed window to front and radiator

Bedroom Two

10' 3" x 6' 10" Max (3.12m x 2.08m Max)
With built in wardrobe, radiator and UPVC double glazed window to rear.

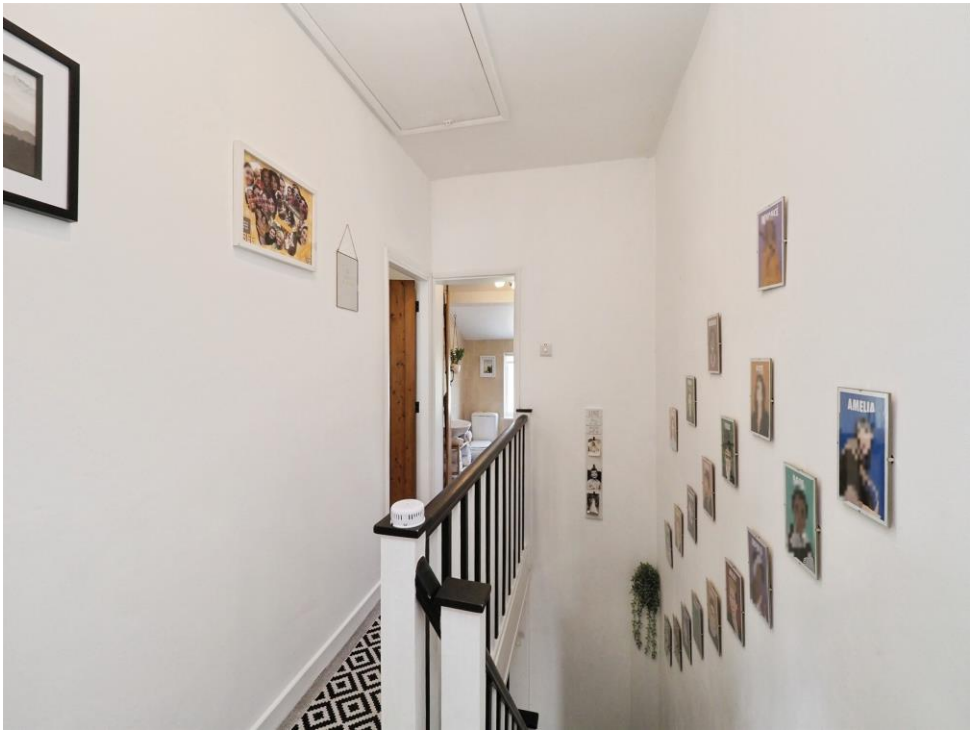
Family Bathroom

8' x 7' (2.44m x 2.13m)
Fitted with a three piece matching white suite comprising of a low level W.C, pedestal hand wash basin and panelled bath with electric shower over. Fully tiled walls and floor, heated towel rail and UPVC double glazed opaque window to rear

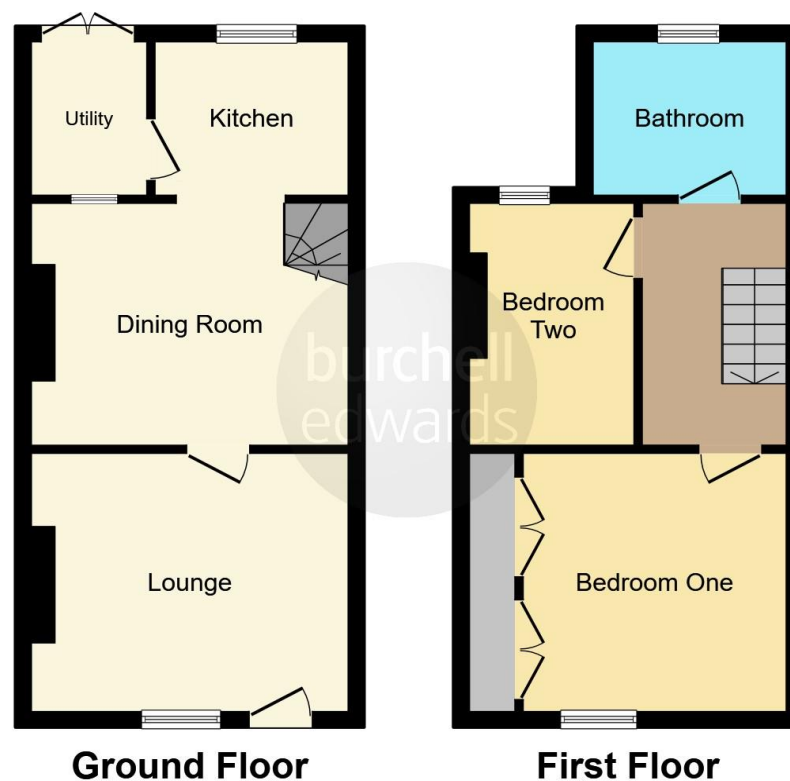
Outside

To the front of the property is a walled courtyard with gated access, The rear garden is mainly laid to lawn with a paved patio area, picket fenced boundaries and a garden shed for storage.









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

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1-3 Bridge Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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