

CURRAN
BIRDS
+ CO

Dale Park Avenue
Kilburn, Derbyshire
£165,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.

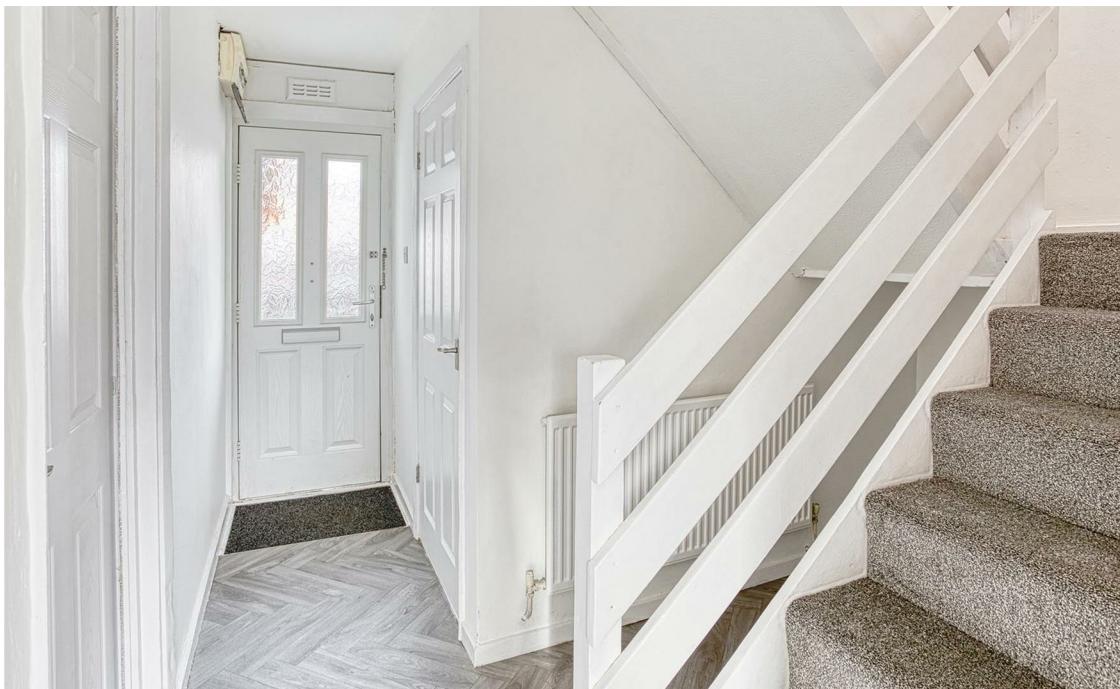


NO CHAIN - A well proportioned three bedroom end-townhouse, occupying this popular location on the edge of the Derbyshire village of Kilburn. The property would be ideally suited to a first time buyer, young family or investor and has recently undergone a scheme of redecoration and improvement being presented to a tasteful neutral theme and having replacements carpets.

The property has a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway, spacious utility/store, fitted kitchen and spacious lounge dining room with access to the rear garden. The first floor landing gives access to three bedrooms, bathroom and separate wc.

Outside, the property has a front garden and a south facing enclosed rear garden.





The Detail

The property is accessed via a composite double-glazed front door, opening into an entrance hallway that provides access to all ground floor rooms and the staircase to the first floor.

To the front of the property is a fitted kitchen, featuring wood-effect wall and base units with brushed stainless steel handles and metro-style splashbacks. There is space for a gas cooker, washing machine and fridge. Spanning the rear of the house is a spacious lounge/dining room, which enjoys views over the garden through two double-glazed windows, along with a rear access door leading out to the enclosed garden. Off the hallway is a useful store/utility room, housing the Vaillant combination boiler installed in 2025.

On the first floor, the landing leads to three well-proportioned bedrooms, with the primary bedroom overlooking the rear garden and two further bedrooms positioned to the front of the property. The bathroom is fitted with a panelled bath and pedestal wash hand basin, complemented by a separate WC.

Externally, the south-facing enclosed rear garden offers a paved patio, lawn and established borders, with gated side access leading to the front garden and Dale Park Avenue. On-street parking is available.





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The Location

Kilburn offers a good range of local amenities including a general store, pubs, primary school and regular bus service running to Derby City centre. Belper, Ripley and Heanor, which are all a short drive away and offer a more comprehensive range of local facilities and amenities.

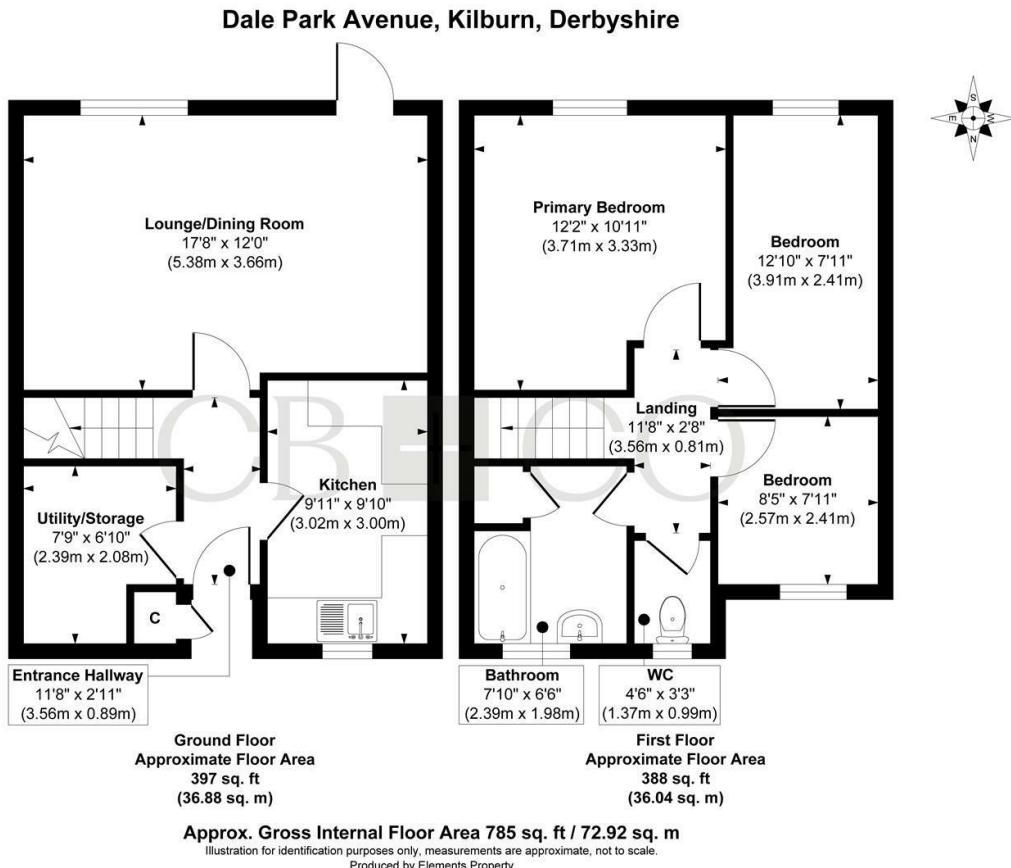
Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provide leisure facilities, restaurants and bars.

The property is conveniently located close to good transport links, most notably the A38 and A52, which in turn provides swift onward travel to the main motorway network and other regional centres.









The Particulars

- Well Presented Three Bedroom End Townhouse
- Ideal First Time Buy or for Young Family
- Recently Re-Decorated to Tasteful Neutral Theme & Replacement Carpets
- uPVC Double Glazing & Combination Boiler Gas Central Heating
- Entrance Hallway, Utility/Store & Fitted Kitchen
- Spacious Lounge Dining Room with Access to Rear Garden
- Three Bedrooms, Bathroom & Separate WC
- On Street Parking - Front Garden and Enclosed South Facing Rear Gardens
- Popular Village Location - Convenient for Access to Derby, Belper and Ripley
- No Chain Involved

Size

Approx 785.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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