

for sale

offers over **£250,000**



Elm Tree Avenue Kilburn Belper DE56 0NN

This semi-detached home offers well-presented living accommodation in a convenient location close to local amenities and countryside walks.

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Entrance Hall

UPVC double glazed entrance door to the front elevation, carpet flooring, radiator and under stairs storage space. Doors leading to;

Living Room

13' 3" x 10' 5" (4.04m x 3.17m)

The front elevation is fitted with a Upvc double glazed window. The room also benefits from carpeted flooring, and a radiator providing central heating.

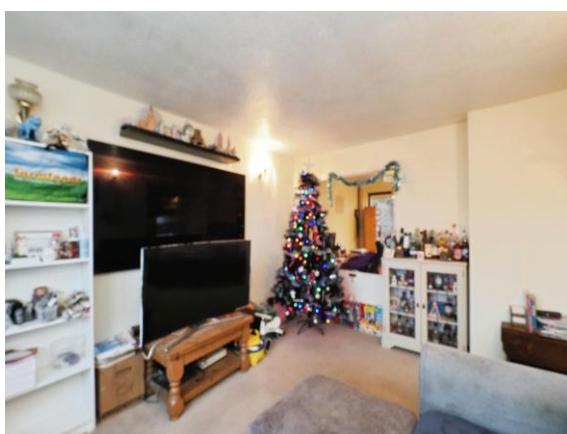
Kitchen / Dining Area

16' 4" x 9' 7" (4.98m x 2.92m)

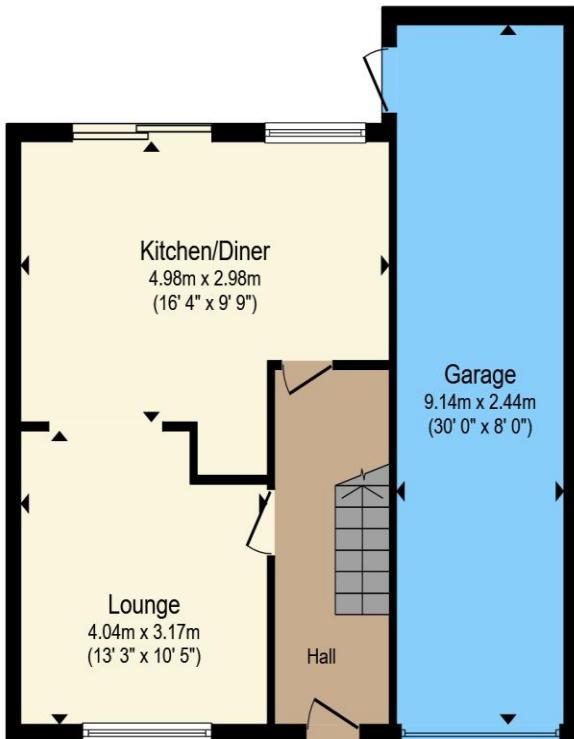
This modern kitchen is fitted with a range of wall and base units, complemented by roll-top work surfaces and a stainless steel sink with drainer. It includes a built-in oven with four-ring gas hob and cooker hood, with space and plumbing available for additional appliances. Natural light floods in through the UPVC double-glazed rear window, while sliding patio doors open directly onto the garden patio. A radiator ensures year-round comfort.

First Floor Landing

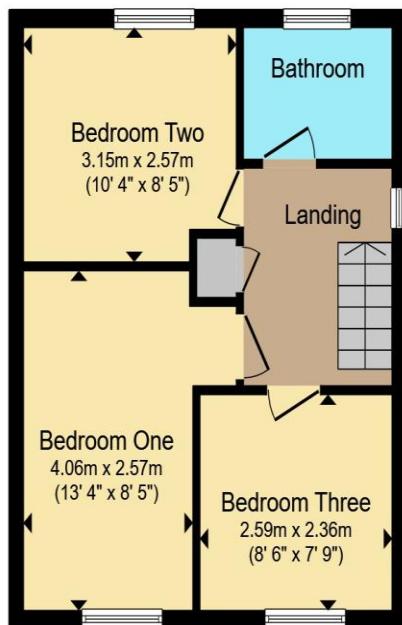
UPVC double glazed window to the side, storage cupboard,







Ground Floor



First Floor

Total floor area 97.3 m² (1,048 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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 BELPER DE56 1PS

Property Ref: BPR102336 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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