


wards
estate agents

**23 Chesterfield Road,**
Belper, DE56 1FF

**Auction Guide £140,000**

# 23 Chesterfield Road,

Belper, DE56 1FF

***FOR SALE VIA LIVESTREAM AUCTION ON THE 3RD OF DECEMBER, 2026***
TO VIEW THE LEGAL DOCUMENTS OR REGISTER TO BID VISIT THE PRICE LINSEY WEBSITE.

Offered with NO CHAIN- Ideally suited to first time buyers, small families, or downsizers. Also offers excellent potential Air B & B or BTL opportunity for Investors!

A fabulous opportunity to acquire this Stone built three storey three bedroomed end terraced cottage which has recently undergone a full scheme of refurbishment! Enjoys lovely views over Belper and beyond to the Chevin. Located a short distance from Belper town centre

Internally the property benefits from gas central heating with a Combi boiler, uPVC double glazing and consists of entrance hallway, front reception room and superb re- fitted kitchen with built-in-appliances. To the first floor landing there is the main double bedroom and luxury family bathroom with feature tiling and three piece suite in white. To the second floor landing there are two further well proportioned bedrooms.

The historic market town of Belper is located at the heart of the Derwent Valley Mills World Heritage Site. Belper is well known for the iconic East Mill nestling alongside the beautiful river gardens close to the bustling, award wining town centre, where there is an abundance of independent shops, public houses/restaurants and leisure facilities. There is also a train station and the A6 is the main arterial road through the heart of Belper providing swift access onto the city of Derby located some 8 miles to the south. Nearby attractions include the famous Chatsworth House and the charming spa town of Matlock surrounded by some delightful rolling Derbyshire countryside.

## Additional Information

Gas Central Heating - Combi boiler
uPVC double glazed windows
New carpeting and flooring
Gross Internal Floor Area - 70.3Sq.m/ 756.4Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Belper School and Sixth Form Centre

























## Additional Information

This property is in the Belper and Milford conservation area

Right of Way is granted over the neighbours land via a secure front gate leading to the rear of the property.

## Entrance Hall

4'4" x 3'6" (1.32m x 1.07m)

Front composite entrance door into the hallway. Door leads into the reception room.

## Reception Room

12'9" x 11'5" (3.89m x 3.48m)

A cosy sitting room with feature fireplace, wall lighting, beams to the ceiling and front aspect window.

## Superb Kitchen

12'9" x 7'11" (3.89m x 2.41m)

Comprising of a range of base and wall units with complementary work surfaces, inset sink and feature 'brick' style tiled splash backs. Integrated electric oven, hob and feature extractor fan. Downlighting and laminate flooring. Stairs to first floor accommodation. Rear door to garden.

## First Floor Landing

7'11" x 3'4" (2.41m x 1.02m)

Access to first floor accommodation and staircase leading to the second floor bedrooms.

## Front Double Bedroom One

12'9" x 11'5" (3.89m x 3.48m)

Spacious main double bedroom with front aspect window.

## Luxury Family Bathroom

7'10" x 5'6" (2.39m x 1.68m)

Benefiting from feature wall tiling and comprising of a White 3 piece suite which includes a bath with complementary side tiling/mains rainfall shower/shower screen. Pedestal wash hand basin and low level WC. Tiled flooring.

## Second Floor

## Front Double Bedroom Two

12'9" x 9'9" (3.89m x 2.97m)

Good sized second bedroom with front aspect window. Cupboard with Combi boiler.

## Rear Single Bedroom Three

9'9" x 9'6" (2.97m x 2.90m)

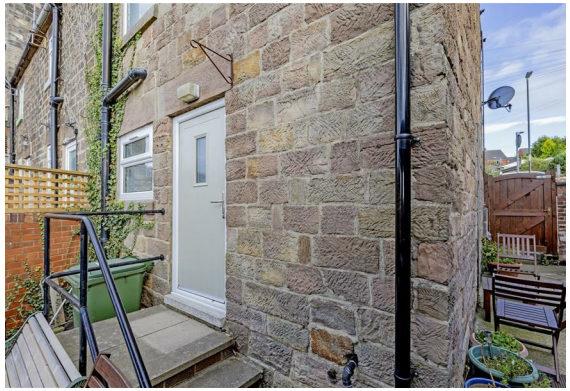
A versatile third bedroom which could also be used for office or home working. Rear aspect window which enjoys superb rooftop views!

## Outside

Right of Way is granted over the neighbours land via a secure front gate leading to the rear of the property.











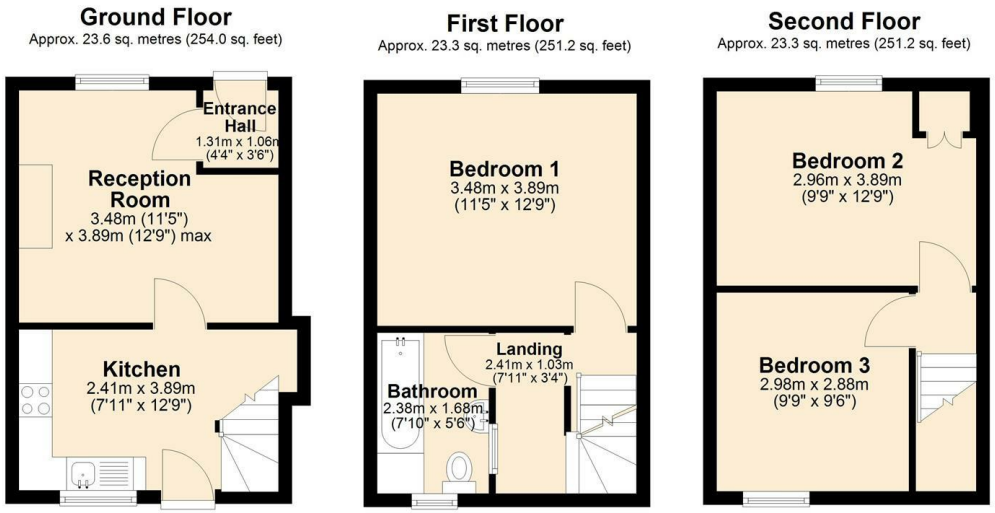


**School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

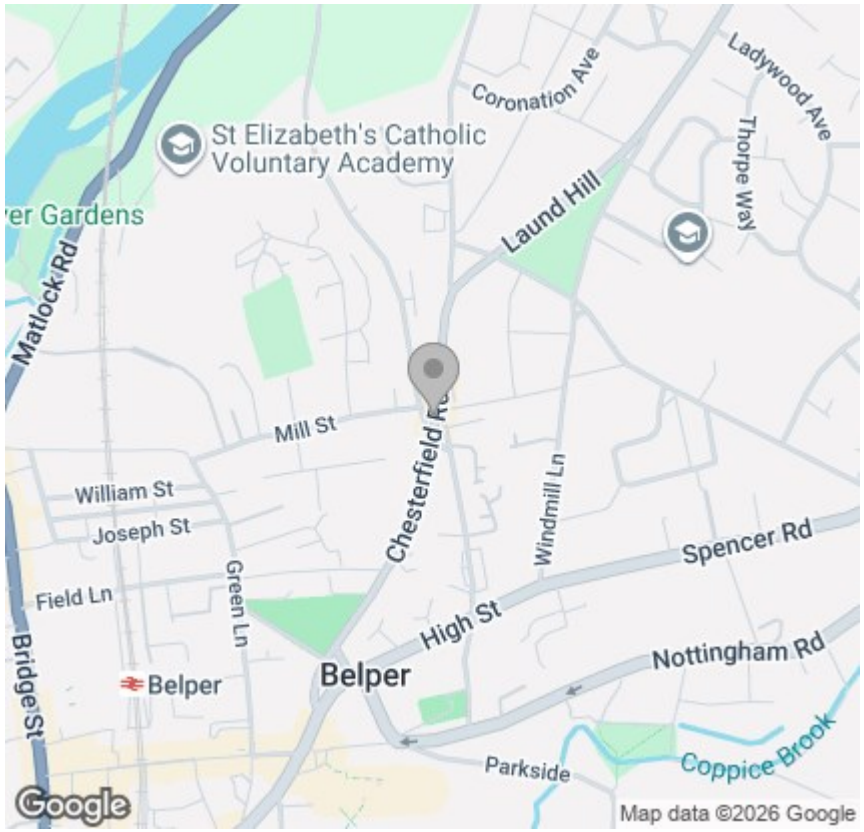
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan




Total area: approx. 70.3 sq. metres (756.4 sq. feet)

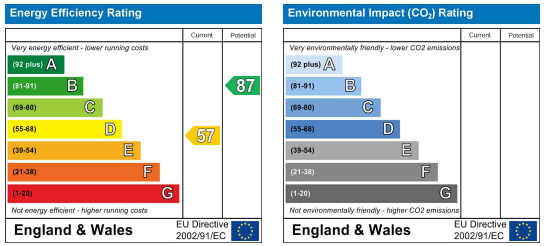
## Area Map




## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph







The Consumer Protection ( Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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