



Hillside Rise
Belper



Property Description

A fantastic opportunity to put your own stamp on a great two bedroom property just a short walk from Belper offered with NO UPWARD CHAIN. Hillside is located just off Bargate road in an elevated position offering great views from both the front and rear garden. In brief the internal accommodation comprises of a lounge, separate dining room and fitted kitchen. To the first floor are two double bedrooms and a family bathroom. Outside the property has both gardens to the front and rear along with an outbuilding to the rear. On street Parking is available on Hillside in close proximity to the property on a first come first serve basis. This property has great potential for somebody looking for a project to make their own. Viewings essential .

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

11' 1" Into recess x 11' 7" (3.38m Into recess x 3.53m)

Entrance door and UPVC double glazed window to the front elevation having beautiful elevated countryside views, fireplace with hearth and surround, carpet flooring, radiator and door to;

Dining Room

11' 11" Into recess x 12' 5" (3.63m Into recess x 3.78m)

UPVC double glazed window to the rear elevation, carpet flooring, radiator , door to the kitchen and door to stairs leading to the first floor landing

Kitchen

17' 3" x 6' 6" (5.26m x 1.98m)

Fitted with a range of matching wall and base units, roll top worksurfaces incorporating a sink and drainer unit. Built in oven with four ring gas hob and cooker hood over, space and plumbing for further appliances. Wall mounted boiler, tiled flooring and UPVC double glazed window to the side elevation. The rear door leads to the rear garden.

First Floor Landing

With doors to;

Bedroom One

11' 3" Into chimney recess x 11' 4" (3.43m Into chimney recess x 3.45m)

UPVC double glazed window to the front elevation with stunning elevated countryside views. Carpet flooring and radiator.

Bedroom Two

12' Into chimney recess x 12' (3.66m Into chimney recess x 3.66m)

UPVC double glazed window to the rear elevation, carpet flooring, radiator and door through to the family bathroom.

Bathroom

Fitted with a white suite comprising of a paneled bath, low level wc and a pedestal hand wash basin. Fully tiled walls and floor. UPVC double glazed opaque window to the rear and radiator.

Gardens

To the front of the property is a low maintenance garden with pathway to the entrance door.

The rear garden enjoys fabulous countryside views and has a lawn with planted borders.

Outhouse/ Workshop

An outdoor storage room with secure door and UPVC double glazed window overlooking the countryside. This outbuilding has great potential to make a fantastic home office or workshop if power were to be connected.









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

To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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