



Birch Avenue  
Ambergate Belper

burchell  
edwards

# Birch Avenue Ambergate Belper DE56 2GL

for sale guide price  
**£175,000**



## Property Description

A beautifully presented three bedroom traditional semi-detached home enjoying stunning elevated views over the surrounding countryside. This charming property combines character features with modern finishes, creating a warm and inviting home in a sought-after village location.

The accommodation comprises a welcoming entrance hallway, a cosy lounge with gas stove, and a high-specification kitchen/diner fitted with stylish units and integrated appliances - perfect for family meals and entertaining. There is also a modern ground floor bathroom with contemporary fittings.

To the first floor are three well-proportioned bedrooms, all enjoying pleasant outlooks.

Outside, the property boasts a private rear garden with a timber shed plumbed for a washing machine, providing excellent utility space. A gate gives direct access to a public footpath, ideal for countryside walks and easy access to local schools and amenities.

An attractive home in a popular village setting - perfect for families, first-time buyers, or anyone seeking a peaceful lifestyle within easy reach of Belper and transport links.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase

would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hallway

Accessed via a glazed door to the front elevation with a central heating radiator and stairs rising to the first floor and door to:-

## Lounge

15' 1" Max x 11' 9" ( 4.60m Max x 3.58m )  
Having feature gas stove with exposed brick mantle over, UPVC double glazed window to the front elevation with stunning views over open countryside, exposed floor boards and doors to:-

## Kitchen/ Diner

13' 7" x 9' 1" ( 4.14m x 2.77m )  
Having a range of matching wall and base units with granite work surfaces over and incorporating a Belfast style sink unit with chrome mixer tap over, a range of integrated appliances including a electric fan assisted oven with gas hob and stainless steel extractor hood over, dishwasher, tiled splashbacks, understairs pantry cupboard, central heating radiator, tiled flooring, UPVC double glazed window to the rear elevation and stable door to the rear giving access into the garden and door to:-

## Bathroom

Having a modern three piece suite comprising of a tiled bath with chrome taps over and mains fed shower head over, vanity wash hand basin with chrome taps over, low level W.C, fully tiled to the shower over, tiled flooring, UPVC double glazed window to the rear elevation and chrome heated towel rail.

## Timber Shed/ Utility

Having light, power and plumbing for washing machine.

## First Floor Landing

Having loft hatch giving access to the loft.

## Bedroom One

15' 2" x 11' 3" ( 4.62m x 3.43m )

Having UPVC double glazed window to the front elevation enjoying stunning views over open countryside, central heating radiator and built-in storage cupboard.

## Bedroom Two

10' 1" x 9' 9" ( 3.07m x 2.97m )

Having UPVC double glazed window to the rear elevation giving aspect over the garden and central heating radiator.

## Bedroom Three

8' 3" x 6' 4" ( 2.51m x 1.93m )

Having UPVC double glazed window to the rear elevation and central heating radiator.

## Outside

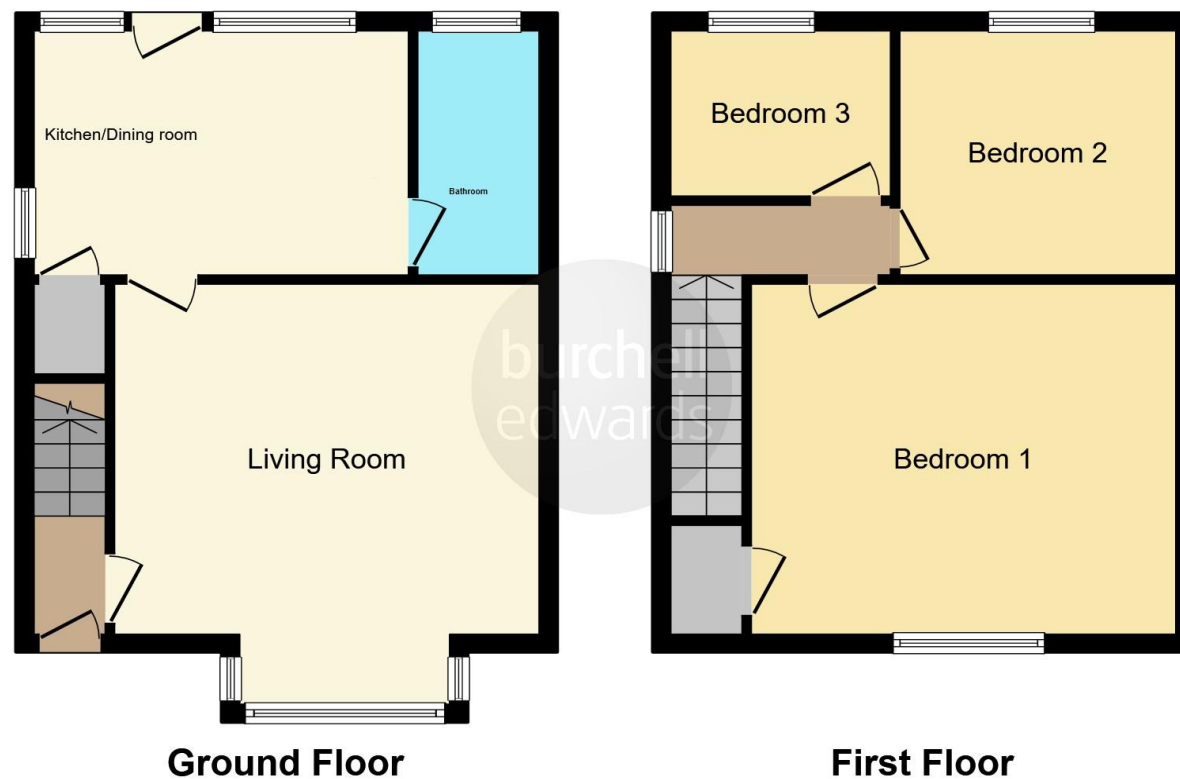
To the front the property is accessed via a timber gate leading to paved steps up the entrance door and to a lawned area with dry stone boundary wall, paved path to the side giving access to the rear.

To the rear the garden has a paved patio area, timber shed/ utility, steps up to a laid lawn area with wrought iron gates, side path to the bottom of the garden where there is a timber gate leading to a public foot path and additional timber shed.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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1-3 Bridge Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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