



## 17 Dale Park Avenue, Kilburn, Belper, DE56 OPR

**£140,000**



In need of full modernisation a detached two double bedroom bungalow situated in a pleasant location close to local amenities. Having a rear garden, garage and off road parking. Viewing is advised.



The detached accommodation comprises an 'L' shaped entrance hallway, fitted breakfast kitchen, lounge, two double bedrooms and a bathroom.

Benefitting from gas central heating.

To the front of the property is a lawned fore garden with driveway to the side providing ample off road parking and leading to a detached garage. The rear enclosed garden is laid to lawn with a paved patio.

Kilburn is a popular village with excellent local amenities ie: primary schools, local shopping, popular pubs and bus services. Boasting easy access to Belper, Ripley and being close to major road links leading to Derby and Nottingham via A38, M1, whilst the A6, provides the gateway to the stunning Peak District National Park.

### ACCOMMODATION

A side entrance door allows access.

### HALLWAY

There is a radiator and access to the roof void.

### FITTED KITCHEN

11'6 x 8'11 (3.51m x 2.72m)

Fitted with base cupboards, drawers and eye level units, stainless steel sink drainer, electrical cooker point, plumbing for a washing machine and space for a tumble dryer. A built-in cupboard houses the copper hot water cylinder.

### LOUNGE

17'11 x 9'11 (5.46m x 3.02m )

There is a bow window to the front and a fireplace with a wall mounted gas fire.

### BEDROOM ONE

14'2 x 9'11 (4.32m x 3.02m )

There is a window to the rear and a radiator.

### BEDROOM TWO

9' x 10' (2.74m x 3.05m )

Having a window to the rear and a radiator.

### BATHROOM

Appointed with a three piece coloured suite comprising a panelled bath, pedestal wash hand basin and a low flush WC.

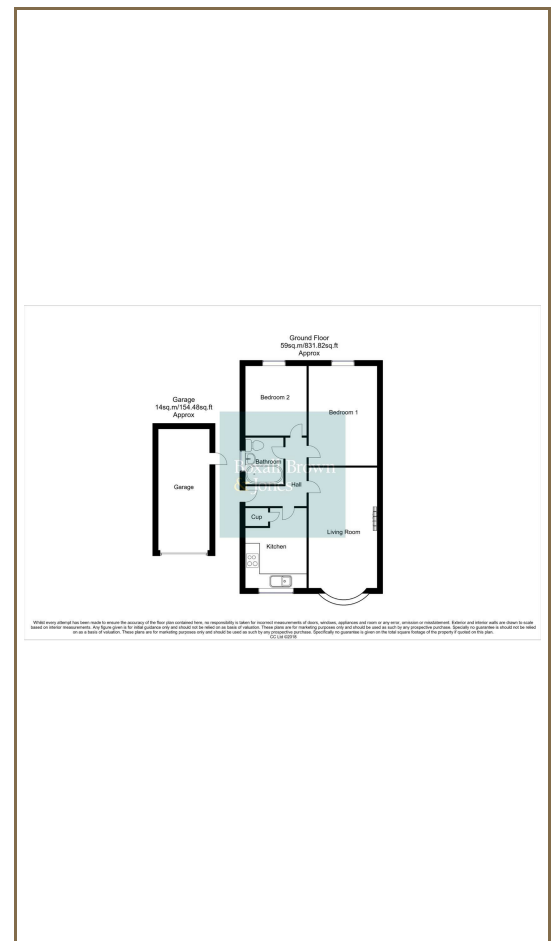
### OUTSIDE

To the front of the property is a lawned fore garden with a driveway to the side providing off road parking and leading to a garage. The rear garden is laid to lawn with a paved seating area.

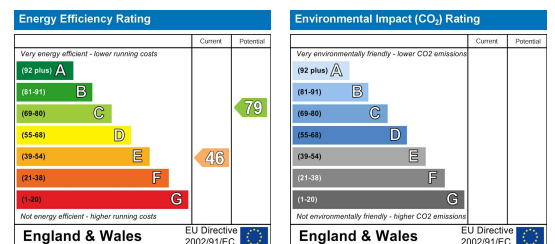
## Area Map



## Floor Plans



## Energy Efficiency Graph



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