



£170,000

Blackthorne Close, Belper DE56 0LF

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Modern Semi Detached Home
- 2 Bedrooms & 1 Reception Room
- Corner Plot
- 3 Car Driveway
- Quiet Cul-De-Sac Location
- Ideal First Home Or Downsize
- In Need Of Some Refurbishment
- COUNCIL TAX BAND B
- No Upward Chain

## Property Description

Offered with no upward chain and ideally suiting first time buyers or those looking to downsize is this modern two bedroom semi detached house located within a quiet cul-de-sac.

## Main Particulars

Derbyshire Properties are pleased to present for sale this two bedroom modern semi detached property located within a cul-de-sac location. The property briefly comprises of :- entrance hall, living room and kitchen/dining room. To the first floor and landing provides access to 2 bedrooms and bathroom. The property is located on a corner plot position and it benefits from front side and rear gardens with a three car driveway located to the rear elevation. We believe the property will ideally suit first time buyers and those looking to downsize and an immediate inspection should be undertaken to avoid disappointment.

### Entrance Hall

Entered via UPVC door from the front elevation, wall mounted radiator and telephone point. Internal door provides access:-

### Living Room

With double glazed windows to the front and side elevations, wall mounted radiator, TV point, staircase to 1st floor landing and useful under stairs alcove. Internal door provides access to:-

### Kitchen/Diner

Comprising of a range of wall and base mounted matching unit with roll-top worksurfaces incorporating a stainless steel sink drainer unit with mixer taps. Undercounter space and plumbing for washing machine and fridge, space for gas cooker, wall mounted gas combination boiler, tiled floor covering, double glazed window to the front elevation, wall mounted radiator and door providing access to the rear garden.

### First Floor

#### Landing

Accessed via the living room with internal doors leading to both bedrooms, bathroom and ceiling mounted loft access point.

#### Bedroom 1

With double glazed window to the front side elevations, wall mounted radiator, fitted wardrobes and useful over stairs storage cupboard.

#### Bedroom 2

With double glazed window to the front elevation and wall mounted radiator.

#### Bathroom

Comprising of a three-piece suite to include WC, pedestal wash handbasin and panelled bath with shower over. Double glazed obscured window to the side elevation,

part wall tiling, wall mounted radiator, vinyl floor covering.

#### Outside

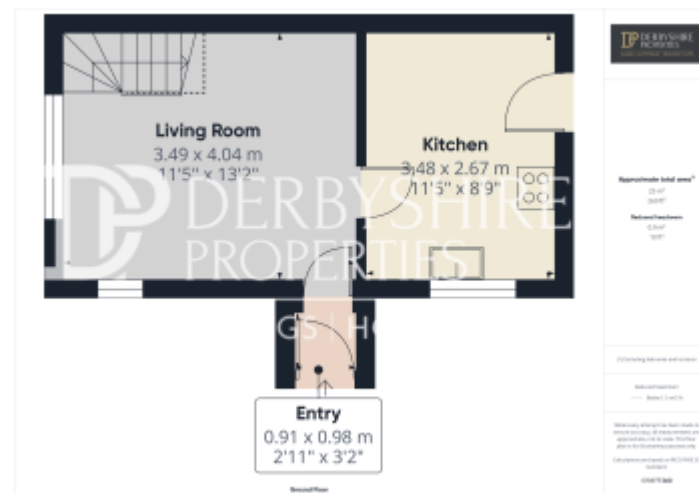
The property is located on a corner plot position and benefits from lawn frontage and side gardens. The rear garden is enclosed by timber fence boundaries and offers a paved patio area, lawn, stocked flowerbeds and timber garden shed. Directly behind the rear garden is a three car private driveway.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

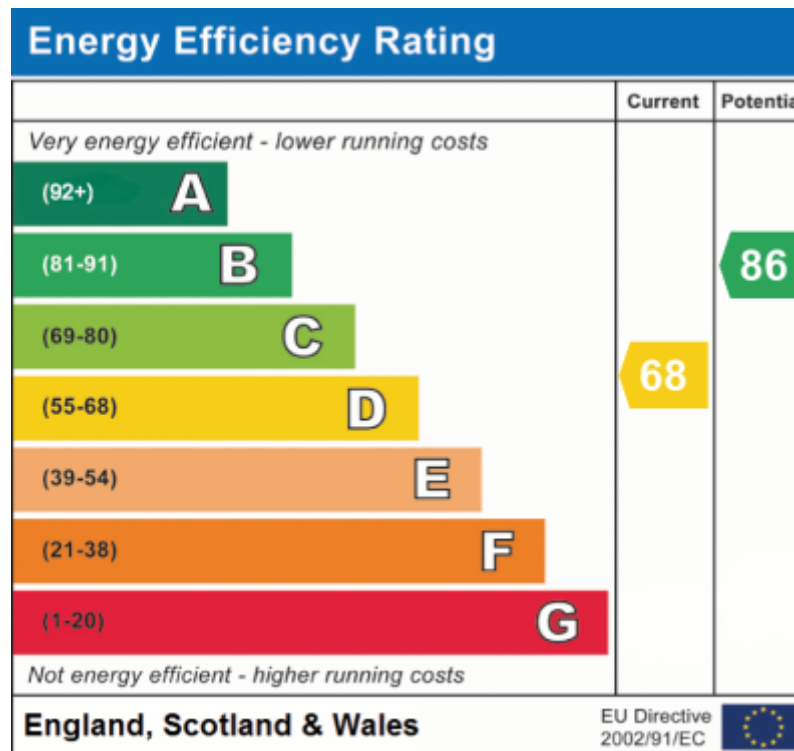






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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