



£230,000

Swinney Lane, Belper DE56 1EF

Terraced House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Mid Terraced House
- 3 Bedrooms & 2 Reception Rooms
- Kitchen/Dining Room
- Lower Ground Floor Bathroom
- Landscaped Gardens
- Superb Elevated Views
- Viewing Absolutely Essential
- Spacious Accommodation Throughout
- Council Tax Band B

## Property Description

Located within an easy reach of Belper town Centre is this spacious Stone built, three storey, three bedroom mid terrace property enjoying superb elevated views.

## Main Particulars

Derbyshire Properties are pleased to present for sale this spacious three storey Stone built mid terrace home offering spacious living accommodation throughout.

The accommodation briefly comprises of :- kitchen/dining room, inner hallway, storage room and well proportion family bathroom all to the lower ground floor. To the ground floor are two reception rooms with the main living room offering superb elevated views to the rear elevation. To the first floor a landing provides access to all three bedrooms and a separate WC. To the front elevation is a small fore garden with gated access to street and the rear garden has been professionally landscaped with a concrete patio terrace, lawn and further patio all enjoying views across Belper.

We believe the property will suit young professionals, small families had an immediate inspection should be undertaken.

### Lower Ground Floor

#### Kitchen/Diner

Comprising of a range of wall and base mounted matching units with top worksurface incorporating a single stainless steel sink drainer unit with mixer taps. Part wall tiling, space for gas cooker with extractor canopy over, double glazed windows and door to the rear elevation, tiled floor covering, useful under stairs storage pantry and integrated fridge and freezer.

#### Inner Hallway

With staircase to the ground floor, tiled floor covering and internal doors provides access to the ground floor bathroom and storage room.

#### Store Room

With space for fridge freezer, wall mounted shelving and tiled floor covering.

#### Family Bathroom

Comprising of a four piece bathroom suite to include WC, pedestal wash hand basin, wood panelled bath and separate shower enclosure with main fed, shower and attachment over. Wall mounted single radiator, tiled floor covering, wall mounted vent.

### Ground Floor (Street Level)

#### Sitting Room/Dining Room

Entered via double glazed door from the front elevation(Street Level), wall mounted radiator, TV point, decorative wall lighting, double glazed window to the front

elevation, staircase to 1st floor landing, lower ground floor and doorway provide access to:-

#### Living Room

Located to the rear of the property with large double glazed window providing beautiful elevated views across Belper. TV point, wall mounted radiator and a wall mounted cast-iron fire with Stone hearth.

#### First Floor Landing

Accessed via the sitting room with internal doors providing access to all 3 bedrooms, WC. ceiling mounted loft access point.

#### Bedroom 1

With double glazed window to the rear elevation and enjoying stunning elevated views. Wall mounted radiator, space for wardrobes and fitted storage cupboard.

#### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator, shelving and TV point.

#### Bedroom 3

Double glazed window to the front elevation and wall mounted radiator.

#### WC

With low-level WC, wall mounted wash handbasin with tile splashback and double glazed obscured window to the rear elevation.

#### Outside

To the front elevation is a paved fore garden with wall boundary and gated access to Street. The rear garden has been professionally landscaped and offers a concrete raised entertaining area with steps leading down to a well cared for lawn via stocked flowerbeds and borders and leading to a secondary patio area all enjoying superb views across Belper and enclosed by timber fencing.

#### 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.

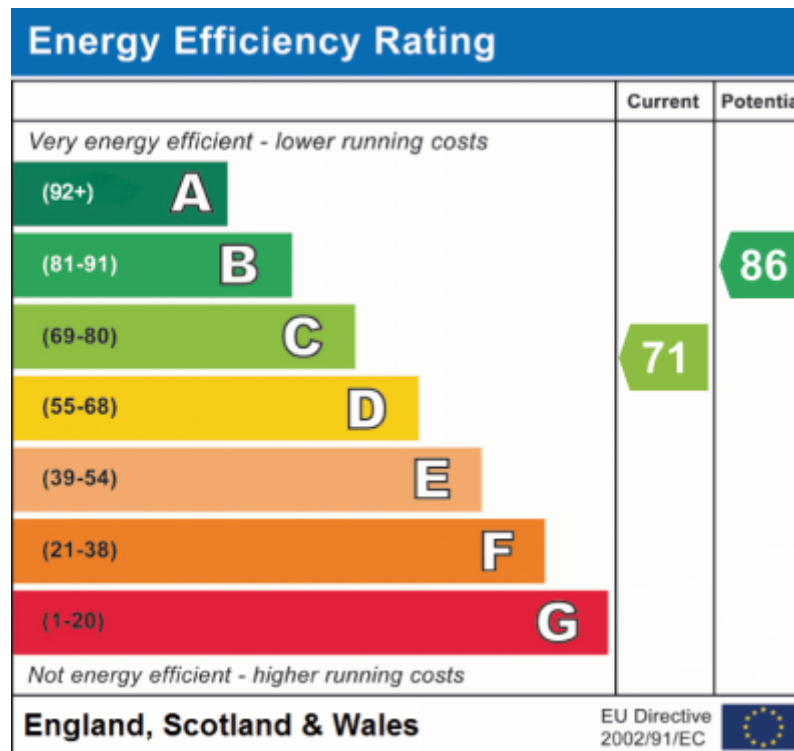




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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