



£166,000

Derby Road, Lower Kilburn DE56 0NG

Terraced House | 2 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- No Upward Chain
- Beautiful Period Terraced Home
- Off Street Parking
- Open Plan Lounge/Diner
- Fitted Kitchen
- Modern Bathroom Suite
- Ideal First Time Buy
- Viewing Essential

## Property Description

Derbyshire Properties are delighted to present this beautifully presented period terraced property offering 'Open Plan' spacious living accommodation throughout. With modern decor, well appointed kitchen and bathroom makes this ideal a sought after property.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this attractive two-bedroom home which offers character accommodation arranged over three floors. The property will ideally suit first-time buyers taking their initial steps onto the property ladder or those looking to downsize. The accommodation briefly comprises: a spacious through lounge/dining room and fitted kitchen to the ground floor. To the first floor there is a double bedroom and a modern shower room, with a further staircase leading to the second-floor attic bedroom, providing an additional generous double bedroom. Externally, the property benefits from off-street parking to the front elevation and a large, well-maintained rear garden, incorporating lawned areas, a greenhouse and a raised decked seating area enjoying open countryside views.

### Living/Dining Room

Accessed via a uPVC composite entrance door to the front elevation, featuring double-glazed windows to both front and rear, wood-effect flooring, bespoke media unit with wall-mounted shelving, wall-mounted radiators and useful under-stairs storage. An internal door provides access to the kitchen.

### Kitchen

Fitted with a range of matching wall and base units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap. Under-counter space and plumbing for a washing machine and fridge, space for a gas cooker, wall-mounted gas combination boiler, double-glazed windows to the rear and side elevations, wood-effect flooring and staircase rising to the first-floor landing.

### First Floor

#### Landing

Accessed from the kitchen, with doors leading to the principal bedroom and shower room. A further doorway leads to a rear landing area with an obscured double-glazed window and staircase rising to the second floor.

#### Bedroom 1

With double-glazed window to the front elevation, wall-mounted radiator and decorative coving to the ceiling.

#### Shower Room

Beautifully appointed with a modern three-piece suite comprising encased WC, wall-mounted wash hand basin and a large walk-in shower enclosure with mains-fed shower and glass screening. Fully tiled walls, obscured double-glazed window, contemporary vertical radiator and spotlights to the ceiling.

### Second Floor

#### Attic Bedroom

A generous double bedroom featuring a large Velux window to the rear elevation, wall-mounted electric panel heater and storage within the eaves.

#### Outside

To the front elevation there is off-street parking for one vehicle. The substantial rear garden offers lawned areas with well-stocked flower beds and borders, a greenhouse positioned midway down the garden and, at the far end, a raised decked area with timber shed, providing a pleasant seating area with far-reaching countryside views.

#### 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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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            | 82  |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | 55                         |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

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