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£170,000

Swinney Lane, Belper DE56 1EF

Cottage | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Charming Mid Terraced Cottage
- 1 Bedroom (Plus Attic Room)
- Character & Charm Throughout
- Fitted Kitchen
- Modern Bathroom
- Elevated Views
- Rear Garden
- Ideal First Time Buy
- Council Tax Band A

## Property Description

Located within close proximity to Belper town centre is this charming one-bedroom, three-storey mid-terrace cottage, offering an abundance of character and original features throughout.

## Main Particulars

Derbyshire Properties are delighted to present for sale this attractive and characterful cottage, which briefly comprises: entrance hall, cosy living room with log-burning stove, and kitchen to the ground floor. To the first floor, a landing provides access to a generous double bedroom enjoying elevated views across Belper, along with a well-appointed bathroom. The second floor offers a useful attic room, ideal for storage or occasional use. The property is considered ideal for first-time buyers or couples, and an early internal inspection is strongly recommended to avoid disappointment.

### Entrance

Entered via a uPVC door from the front elevation, featuring exposed ceiling beams, wood-panelled walls and an internal door providing access to the living accommodation.

### Living Room

A characterful reception room with exposed ceiling beams, wall-mounted radiator, TV point, feature alcove and double-glazed window to the front elevation. The focal point of the room is a cast iron log-burning stove set within an exposed timber lintel and raised tiled hearth.

### Kitchen

Fitted with a range of matching wall and base units with roll-top work surfaces incorporating a stainless steel sink with mixer tap. Appliances include an integrated electric oven and a four-ring gas hob with stainless steel extractor canopy over. There is under-counter space and plumbing for a washing machine. Additional features include quarry tiled flooring, wall-mounted radiator, exposed ceiling beams, and double-glazed window and door to the rear elevation.

### First Floor

#### Landing

Accessed from the kitchen and housing the wall-mounted gas combination boiler. Doors lead to the bedroom and bathroom, with a secondary staircase rising to the attic room.

#### Bedroom

A spacious double bedroom with double-glazed window to the front elevation, offering elevated views across Belper. The room features a wall-mounted radiator, fitted carpet and ample space for bedroom furniture.

#### Bathroom

Comprising a three-piece suite including WC, vanity wash hand basin and panelled bath with shower over. Finished with tiled flooring, chrome heated towel rail and a double-glazed obscured window to the rear elevation.

Second Floor

Attic Room

With Velux skylights to the rear elevation, wood-panelled walls and ceiling, and useful storage within the roof eaves.

Outside

The enclosed rear garden features a paved patio area with timber fencing and a pathway leading to an additional raised timber decked terrace, ideal for outdoor entertaining.

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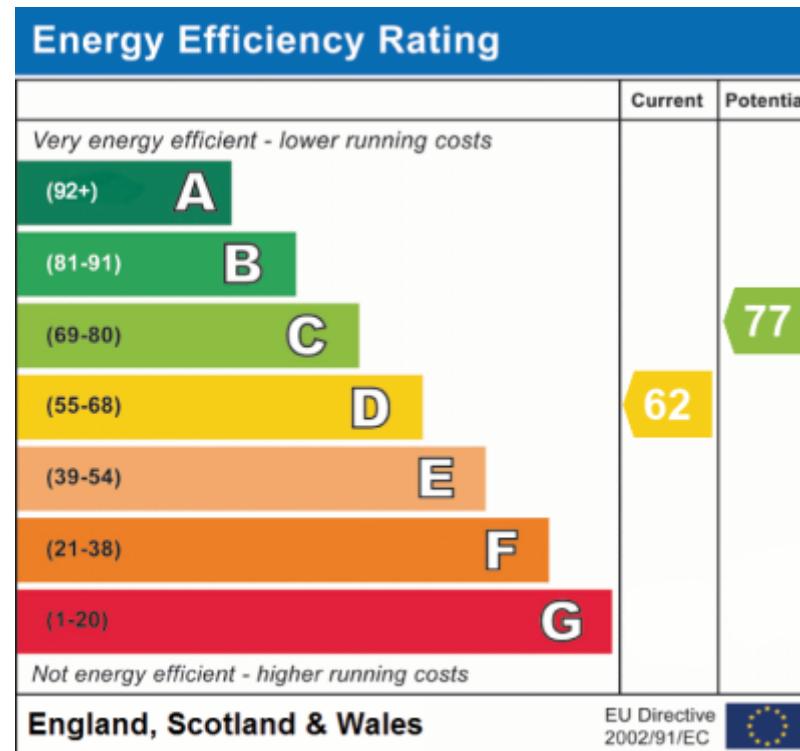
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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