



£220,000

Matlock Road, Belper DE56 1BE

Town House | 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Modern Town House
- 2 Bedrooms
- Fitted Kitchen
- Walking Distance Into Belper Town
- Ideal First Home
- Low Maintenance Garden
- Viewing Advised
- Parking for 2 cars at the rear

Property Description

Offered with no upward chain is this modern two bedroomed town house located within a short walking distance of Belper town centre. The property is well presented throughout and would ideally suit first-time buyers, buy to let investors, and people looking to downsize. Property briefly comprises of entrance hall, WC, fitted kitchen, lounge and to the first floor two bedrooms and bathroom. To the rear aspect is a easy to maintain enclosed rear garden with parking for 2 cars.

Main Particulars

Offered with no upward chain is this modern two bedroomed town house located within a short walking distance of Belper town centre. The property is well presented throughout and would ideally suit first-time buyers, buy to let investors, and people looking to downsize. Property briefly comprises of entrance hall, WC, fitted kitchen, lounge and to the first floor two bedrooms and bathroom. To the rear aspect is a easy to maintain enclosed rear garden with parking for two cars.

Entrance Hallway

With door leading from the front elevation, staircase to 1st floor landing and internal doors accessing the kitchen, WC and lounge.

Cloakroom

With low level WC, pedestal wash hand basin with tiled splashbacks, wall mounted radiator and extractor fan to ceiling.

Lounge

Wood effect laminate floor covering, wall mounted radiator and French doors allowing for access onto the rear garden, under stairs storage cupboard.

Kitchen

Mainly comprising of a range of matching wall and base mounted units with roll-top worksurfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complimentary splashback areas. Integrated electric oven with four ring gas hob over an extractor fan, space and plumbing for automatic washing machine and double glazed window.

Landing

Accessed from the main entrance hallway with loft access ceiling point and wall mounted radiator.

Bedroom 1

With double glazed window and wall mounted radiator.

Bedroom 2

With double glazed window and wall mounted radiator.

Bathroom

Briefly comprising of a three-piece white suite containing low-level WC, pedestal wash hand basin and wood panelled bath with shower attachment over. Wood effect laminate floor covering, wall mounted radiator and part tiling to walls.

Outside

The low maintenance easy to manage rear garden is enclosed on all sides by timber fenced boundaries and stone wall with gated access to rear parking area.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com