



£240,000

Belper Lane, Belper DE56 2UH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Key Features

- ***3rd July Viewing Event***
- Semi Detached Family Home
- 3 Bedrooms & 2 Reception Rooms
- Corner Plot Position
- Off Street Parking
- In Need Of Renovation
- Gardens To The Front/Side & Rear Aspects
- Ideal Investment Opportunity

Property Description

*** VIEWING EVENT 3RD JULY (CALL FOR DETAILS)***An exciting opportunity to acquire a substantial three-bedroom semi-detached family home requiring modernisation, occupying an elevated corner plot within the highly sought-after Belper Lane area.

Main Particulars

*** VIEWING EVENT 3RD JULY BY APPOINTMENT ONLY (CALL FOR DETAILS)*** Derbyshire Properties are delighted to offer for sale this spacious three-bedroom semi-detached home, positioned on a generous corner plot in one of Belper's most desirable residential locations. Enjoying elevated views across the town, the property offers enormous potential for renovation and modernisation, making it an ideal purchase for families, investors or buyers looking to create a home to their own specification.

The accommodation briefly comprises an entrance hallway, fitted kitchen, spacious living room, separate dining room, three well-proportioned bedrooms, family bathroom and separate WC. Externally, the property benefits from generous gardens to three sides, off-road parking and useful outbuildings.

Early viewing is highly recommended to appreciate the potential on offer.

Entrance Hallway

Entered via a hardwood front entrance door with double glazed side window, staircase rising to the first floor, radiator and doors leading to the principal ground floor accommodation.

Living Room

A spacious reception room featuring a double glazed bay window to the front elevation enjoying elevated views across Belper. Radiator, television point and decorative brick fireplace housing a gas fire. Internal opening through to:-

Dining Room

With double glazed window overlooking the rear garden, radiator and additional gas fire, providing an ideal space for family dining or entertaining.

Kitchen

Fitted with a range of matching wall and base units incorporating rolled edge work surfaces with inset single drainer sink unit and tiled splashbacks. Wall-mounted gas combination boiler, space for a gas cooker, double glazed window to the side elevation and external door providing access to the rear garden.

First Floor

Landing

With side-facing double glazed window, loft access and doors leading to all three bedrooms, the family bathroom and separate WC.

Bedrooms

Bedroom One

A generous double bedroom with double glazed window to the front elevation enjoying elevated views and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator and built-in storage cupboard.

Bedroom Three

Double glazed window to the front elevation and radiator.

Bathroom & Wc

Separate WC

Fitted with a low-level WC, tiled flooring and obscure double glazed window to the side elevation.

Family Bathroom

Comprising a panelled bath and pedestal wash hand basin with fully tiled walls, radiator and obscure double glazed window to the side elevation.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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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