

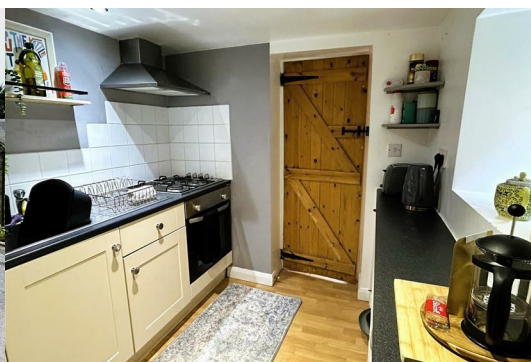


55 Parkside, Belper, Derbyshire, DE56 1HY

£185,000



Offered with vacant possession/ no chain. A charming two bedroom semi detached cottage. Currently a successful holiday cottage offering low maintenance accommodation with off road parking, front and rear gardens. Viewing is strongly recommended



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£185,000



The charming accommodation comprising a cosy sitting room with utility store providing plumbing for washing machine, fitted kitchen, with integrated appliances two bedrooms, and a shower room.

Benefiting from double-glazed character windows, cottage style doors and gas central heating fired by a Combi boiler.

To the front of the property is an enclosed lawned garden and off road car parking. for one vehicle. To the rear there is an elevated garden, being accessed via stone steps, enjoying a high degree of privacy.

Situated conveniently close to Belper town centre, renowned for its historic Mills, character and countryside. The town benefits from excellent schools, shopping, railway station, bars, restaurants and leisure facilities. Having excellent road links to Derby and Nottingham via the A6, A38 and M1, whilst providing the gateway to the stunning Peak District.

ACCOMMODATION

A wooden entrance door allows access.

SITTING ROOM

13'10 x 12' (4.22m x 3.66m)

Having double glazed window to the front with a radiator, bt point, and a built in meter cupboard and stairs lead off to the first floor.

An under-stairs utility cupboard has plumbing

for a washing machine and provides useful storage.

KITCHEN

6'10 x 8'11 max (2.08m x 2.72m max)

Appointed with a range of cream shaker style base cupboards, drawers and shelving with a stainless steel sink with splash back tiling. Integrated appliances include gas hob, electric oven and extractor fan. There is vinyl wood effect flooring, latch door, UPVC double glazed window to the side and wooden cottage door which allows access to the rear. A wall mounted boiler serves the domestic hot water and central heating system.

BEDROOM ONE

13 x 8 (3.96m x 2.44m)

Having a double glazed window to the front elevation, built-in over stairs wardrobe and a radiator.

BEDROOM TWO

6 x 6'1 (1.83m x 1.85m)

Having UPVC double glazed window to the side elevation and a radiator. It has a latch door and a feature beam.

SHOWER ROOM

13 x 8 (3.96m x 2.44m)

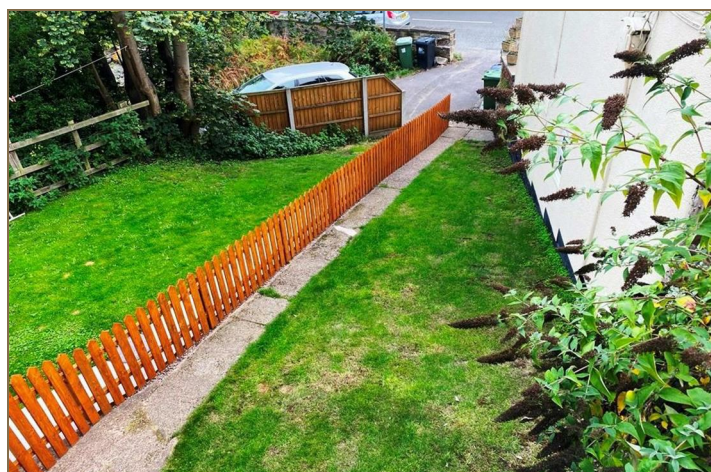
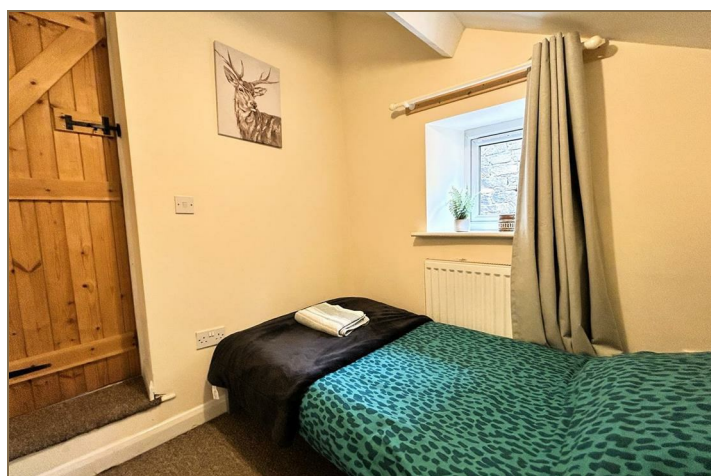
Having three piece suite comprising tiled double shower enclosure, wash hand basin and low flush WC. extractor fan, tiled flooring and heated towel radiator.

OUTSIDE

To the front of the property is a driveway with allocated car parking for one vehicle. A path leads through the lawned garden to the front entrance door. There is access to the rear via the neighbouring cottage. The rear garden has stone steps providing access to an elevated wildlife garden.

OUTSIDE

To the front of the property is a path leading through the lawned garden to the front door. An off road parking space is to the side. There is side access to the rear courtyard with stone stairs climbing to the elevated garden enjoying a high degree of privacy.



Patient Information	
Name	
Age	
Gender	
Address	
City	
State	
Zip	
Phone	
History of Present Illness	
Onset of symptoms	
Duration of symptoms	
Frequency of symptoms	
Severity of symptoms	
Associated symptoms	
Previous treatments	
Response to treatment	
Family History	
Social History	
Physical Examination	
Vital Signs	
General	
Head, Eyes, Ears, Nose, Throat	
Heart, Lungs	
Abdomen	
Genitourinary	
Neurological	
Skin	
Laboratory Tests	
Imaging Studies	
Pathology	
Diagnosis	
Treatment Plan	
Follow-up	

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Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 87 (Green)

Potential: 60 (Yellow)

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 88 (Blue)

Potential: 60 (Blue)

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/12/EC