



## 47 Chestnut Avenue, Belper, DE56 1LY

**£129,950**



A two bedroom ground floor apartment situated conveniently close to Belper and excellent amenities. The well maintained accommodation has front and rear gardens with outhouses.





# 47 Chestnut Avenue, Belper, DE56 1LY

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The welcoming accommodation comprises an entrance hallway, lounge, fitted kitchen, two good sized double bedrooms and bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a fore garden. A path leads to the front door and continues to the side allowing access to the rear garden.

Situated within easy walking distance of Belper town centre with its busy railway station, excellent schools, shops, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed UPVC entrance door allows access.

### ENTRANCE HALLWAY

There is a radiator, range of coat hangings and a built-in cupboard providing excellent storage.

### LOUNGE

14'4 x 11'9 (4.37m x 3.58m )

Having a wall mounted gas fire, radiator, in-built cupboard, TV aerial point and a UPVC

double glazed window to the rear overlooks the garden.

### FITTED KITCHEN

12'5 x 8'6 (3.78m x 2.59m )

Fitted with a range of base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with splash back tiling. There is a gas cooker point, plumbing for a washing machine, fridge freezer and tumble dryer, vinyl flooring, radiator and dual aspect UPVC double glazed window to the side and rear, a cottage style UPVC entrance door opens onto the garden.

### BEDROOM ONE

14'4 x 8'9 (4.37m x 2.67m )

Having a UPVC double glazed window to the front and radiator.

### BEDROOM TWO

14'11 x 8'10 (4.55m x 2.69m)

A UPVC double glazed window to the front and radiator.

### BATHROOM

Appointed with a three piece suite comprising a panelled bath with a mixer shower and glazed screen, close coupled WC and a vanity wash hand basin, complementary half tilinrearg, vinyl flooring and a UPVC double glazed window to the rear.

### OUTSIDE

To the front of the property is a fore garden

with a path leading to the front entrance door. The path extends to the side through a secure wooden gate to the rear enclosed garden, which is mainly laid to lawn with a paved seating area, mature trees, shrubs and flowering plants. There is outside lighting and two brick built out houses providing storage.





Road Map



Hybrid Map



Terrain Map



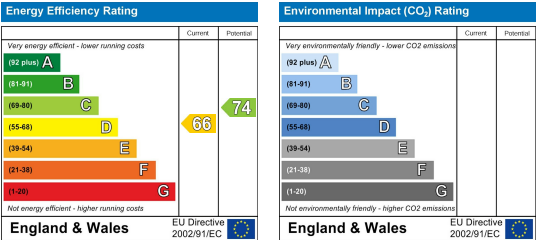
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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