

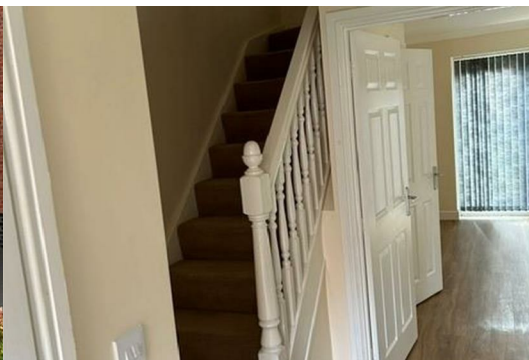


9 Dalton Road, Belper, DE56 0AF

£975 Per Calendar



A beautifully presented modern two bedroom semi detached property, situated in a popular location close to Belper and its excellent amenities. Having a driveway providing off road parking and south facing rear garden. Available from 10.9.26



9 Dalton Road, Belper, DE56 0AF

£975 Per Calendar Month



The modern low maintenance property offers open plan living accommodation comprising entrance hallway, guest WC, fitted kitchen and lounge diner, two good sized bedrooms and bathroom

Benefitting from gas central heating fired by a combi boiler and UPVC double glazed windows and doors.

To the front of the property is fore garden with a driveway to the side providing off road parking and leading to the rear garden.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, 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 composite entrance door allows access.

ENTRANCE HALLWAY

There is wood grain LVT flooring, radiator and stairs climb to the first floor.

FITTED KITCHEN

10'10 x 5'9 (3.30m x 1.75m)

Fitted with a range of high gloss base cupboards, drawers and eye level units with wood block effect work surface incorporating a one and a half bowl stainless steel sink

drainer with upstand. Integrated appliances include and electric oven, gas hob, extractor hood, fridge freezer and plumbing for a washing machine. There is a UPVC double glazed window to the front, inset spot lighting, plinth lighting, radiator and matching wood grain LVT flooring.

LOUNGE DINER

12'11 x 14'11 overall measurements

(3.94m x 4.55m overall measurements)

A light and bright space with A UPVC double glazed window to the side and French doors to the rear opening onto the garden. There are two radiators, coving, TV aerial point, wood grain LVT flooring and a useful under stairs cupboard provides storage.

TO THE FIRST FLOOR

LANDING

Having a built-in storage cupboard and access to the roof void.

BEDROOM ONE

12'11 x 8'3 (3.94m x 2.51m)

Having a radiator and a UPVC double glazed window to the rear elevation.

BEDROOM TWO

12'11 x 7'8 (3.94m x 2.34m)

There is a radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Appointed with a three piece suite comprising

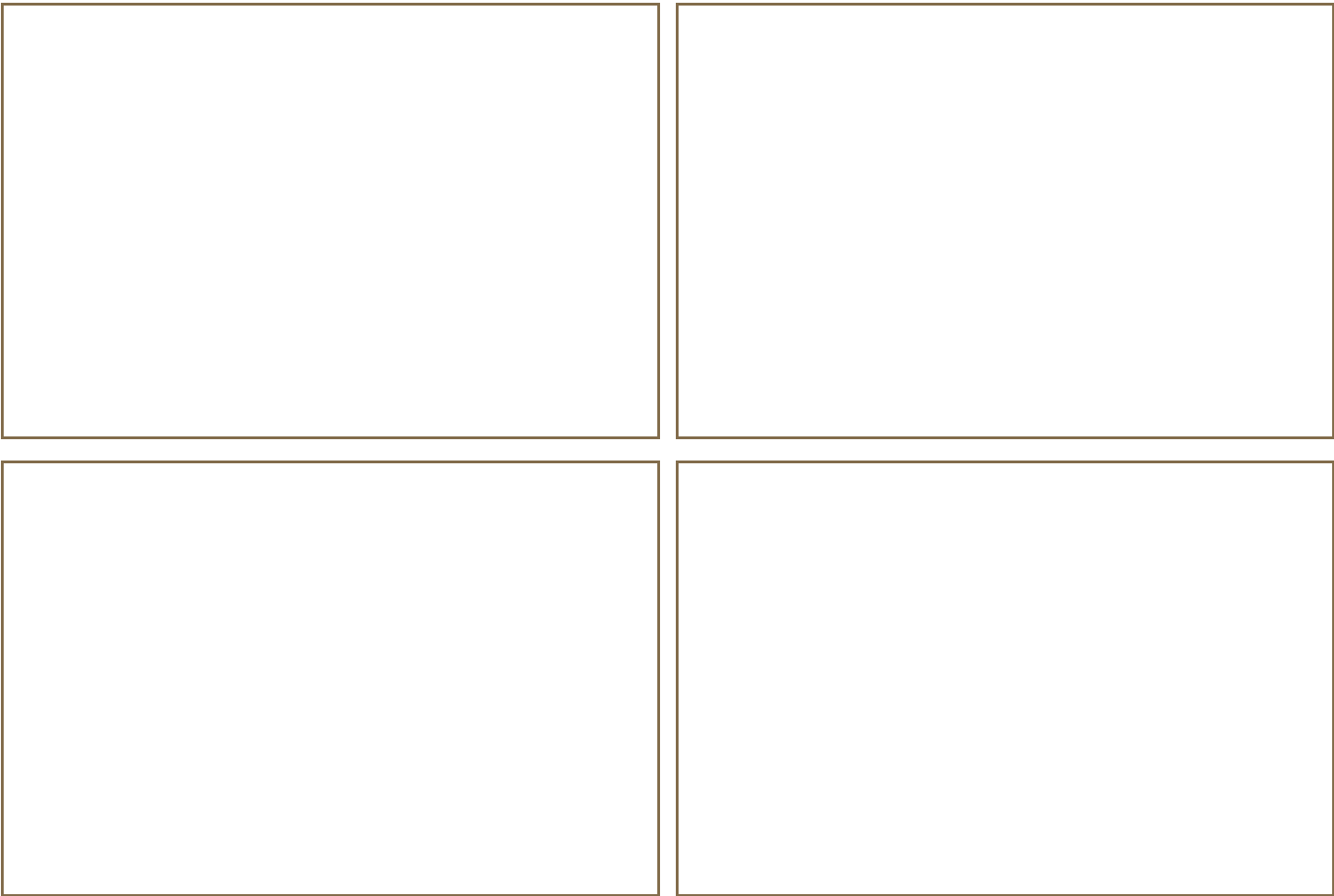
a panelled bath with mixer shower taps, pedestal wash hand basin and a low flush WC. Complementary half tiling, extractor fan, vinyl flooring and a radiator.

OUTSIDE

To the front of the property is a fore garden with an outside light. A tarmac driveway to the side provides off road parking and a wooden gate leads to the rear garden.

GARDEN

The rear garden is mainly laid to lawn with a sunny paved patio area, perfect for alfresco dining.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk