



92 Belper Road, Stanley Common, DE7 6FQ

Offers over £130,000

RENSHAW ESTATES are Proud to offer this TWO BEDROOM TERRACED * NO UPWARD CHAIN * Generous Rear Garden * FEATURE CEILING BEAMS * Ground Floor Bathroom * VIDEO TOUR AVAILABLE * Combination Boiler & UPVC Double Glazing * POPULAR LOCATION * Viewing Highly Advised *



92 Belper Road, Stanley Common, DE7 6FQ

LOUNGE 3.7M X 3.6M (12'2" X 11'10")

UPVC double glazed door and window, radiator, feature fireplace.

KITCHEN 2.7M X 2.7M (8'10" X 8'10")

UPVC double glazed window, wall and base units with roll edge worktops, tiled splash backs, stainless sink, tiled flooring, stairs to first floor and stairs leading to...

CELLAR 2.8M X 2.5M (9'2" X 8'2")

Radiator.

REAR HALL

UPVC double glazed door, tiled flooring, storage cupboard.

BATHROOM 2.1M X 1.7M (6'11" X 5'7")

UPVC double glazed window, radiator, panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled walls and floor, Worcester Combination boiler.

HALF LANDING

BEDROOM 3.7M X 3.7M (12'2" X 12'2")

UPVC double glazed window, radiator.

BEDROOM 3.7M X 2.7M (12'2" X 8'10")

Two UPVC double glazed windows, radiator, over stairs storage cupboard.

OUTSIDE

Front: Slabbed and gravelled front garden.

Rear: Enclosed slabbed patio garden with brick outbuilding and gate leading onto garden space laid to lawn.

EPC INFORMATION

Energy Efficiency Rating = TBC

CURRENT COUNCIL TAX BAND

A

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk

92 Belper Road, Stanley Common, DE7 6FQ



