

Home 2 Sell

Quality Service For Less



## 28 Riversdale

Ambergate, Belper, DE56 2EU

£160,000





**\*\*NO CHAIN\*\*** REQUIRING GENERAL UPDATING AND MODERNISATION AND OFFERING GREAT POTENTIAL FOR AN INVESTOR. Home2Sell are delighted to offer For Sale this three bedroom semi detached house located in an established residential area conveniently located for ease of access to Belper, Ripley and Ambergate railway station. An internal inspection of the property will reveal an entrance hall, a living room with a multi fuel burning stove and a good size kitchen diner. To the first floor are three bedrooms, a bathroom and a large landing. Outside there is a long rear garden with a brick outbuilding and also which offers the potential to add off road parking-subject to gaining the relevant permission. The property also benefits from UPVC double glazing.



### Entrance Hall

Having an UPVC double glazed entrance door, carpet, ceiling light and the stairs rising to the first floor.

### Living Room

12'0" x 14'9" (3.67m x 4.50m)

Having a multi fuel burning stove in the chimney breast recess with a flagstone hearth. Display shelf to each chimney breast recess. Two UPVC double glazed windows to the front elevation, coving, ceiling light, two wall lights and a fitted storage cupboard.

### Kitchen

9'0" x 15'4" (2.75m x 4.68m)

A good size kitchen having matching floor and wall units. Inset single bowl sink and drainer with pillar taps. UPVC double glazed window and door to the rear elevation. Ceiling light, radiator and a useful store room with light in the under stairs space.

### Stairs and Landing

9'1" x 7'6" (2.78m x 2.30m)

Stairs opening to a generous size landing with carpet, ceiling light, radiator, a UPVC double glazed window to the rear elevation and the loft access hatch.

### Bedroom One

12'0" x 10'5" (3.66m x 3.18m)

The principle bedroom has carpet, ceiling light and a UPVC double glazed window to the front elevation.

### Bedroom Two

11'11" x 7'11" (3.65m x 2.42m)

The second bedroom has a UPVC double glazed window to the front elevation, carpet and a ceiling light.

### Bedroom Three

8'8" x 5'2" (2.65m x 1.60m)

Carpet, ceiling light and a UPVC double glazed window to the side elevation.

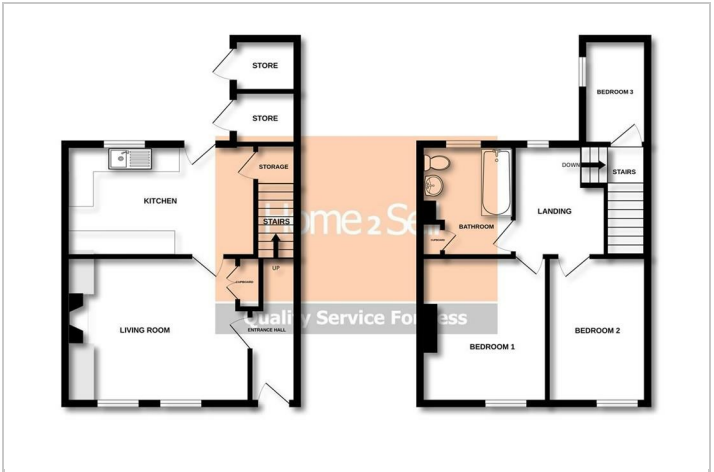
### Bathroom

9'1" x 7'6" (2.78m x 2.29m)

Appointed with a low flushing WC, a pedestal wash hand basin with pillar taps and a paneled side bath with pillar taps. Ceiling light, radiator, an opaque UPVC double glazed window to the rear elevation and a fitted cupboard housing the hot water tank.

### Outside

To the front of the house is a walled garden with a lawn. A path to the side leads to the rear garden. The rear garden has a yard area where there are two brick outhouse store rooms. Steps lead up to the main garden which has a flower bed and lawn. There is scope to add parking at the top of the garden-subject to gaining the appropriate planning consent.



Road Map



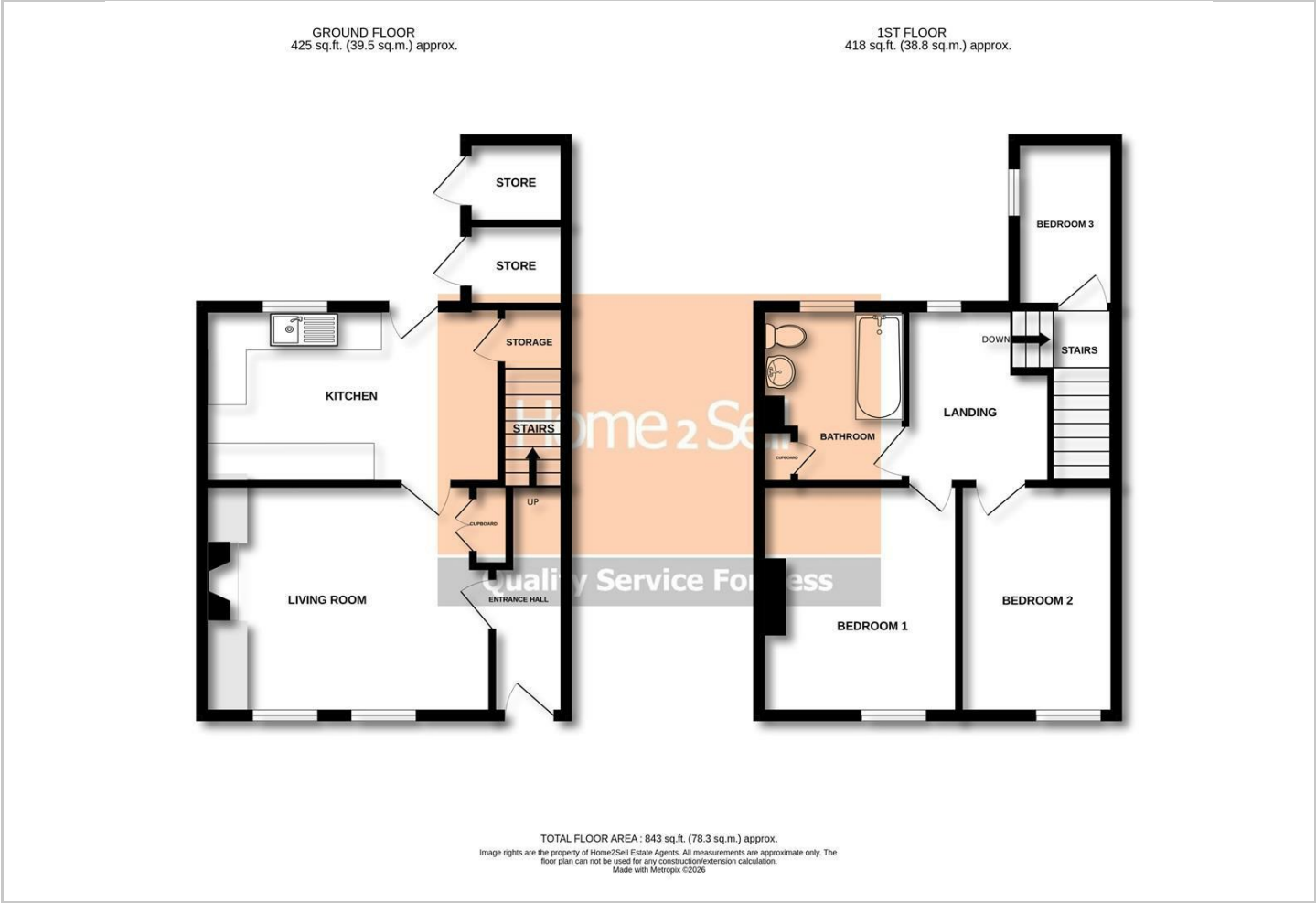
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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