ABODE
SALES & LETTINGS

Chapel Street, Kilburn, Derbyshire, DE56 0NR

£160,000

https://www.abodemidlands.co.uk/

** NO UPWARD CHAIN**

**** FULL OF CHARACTER & CHARM ****

Beautifully presented property benefiting from upvc double glazed windows and a gas heating system. In brief the property offers a lounge & dining room both with feature fireplaces, modern fitted kitchen, three bedrooms and a family bathroom, rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.

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LOUNGE
Entrance door into the lounge with UPVC double glazed window to the front television, radiator, oak style flooring and a feature cast-iron, cold effect living flame gas fire with wood surround and the door to the dining room.

DINING ROOM
Oak style flooring, radiator, UPVC double glazed window to the rear elevation, feature stone and exposed brick fireplace with log burner, under stairs storage cupboard doorway to the kitchen and the door to the stairs.

KITCHEN
Fitted wall mounted base and drawer units with work surfaces and a ceramic sink and drainer unit. Fitted electric oven with gas hob and extractor hood, integrated dishwasher, plumbing and space for a washing machine and UPVC double glazed window and door to the garden.

FIRST FLOOR LANDING
UPVC double glazed window to the rear door to the stairs and the doors to -

BEDROOM I
Feature cast fireplace, radiator and UPVC double glazed window.

BEDROOM 2
UPVC double glazed window on the radiator.

BATHROOM
Corner bath with a shower and shower screen, low flush wc, wash hand basin, radiator, airing cupboard and upvc double glazed window.

SECOND FLOOR

BEDROOM 3
Double glazed skylight window two eaves storage cupboards and a radiator.

OUTSIDE
Front for garden and a rear garden with lawn and paved patio.

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Floor 0

Approximate total area(1)

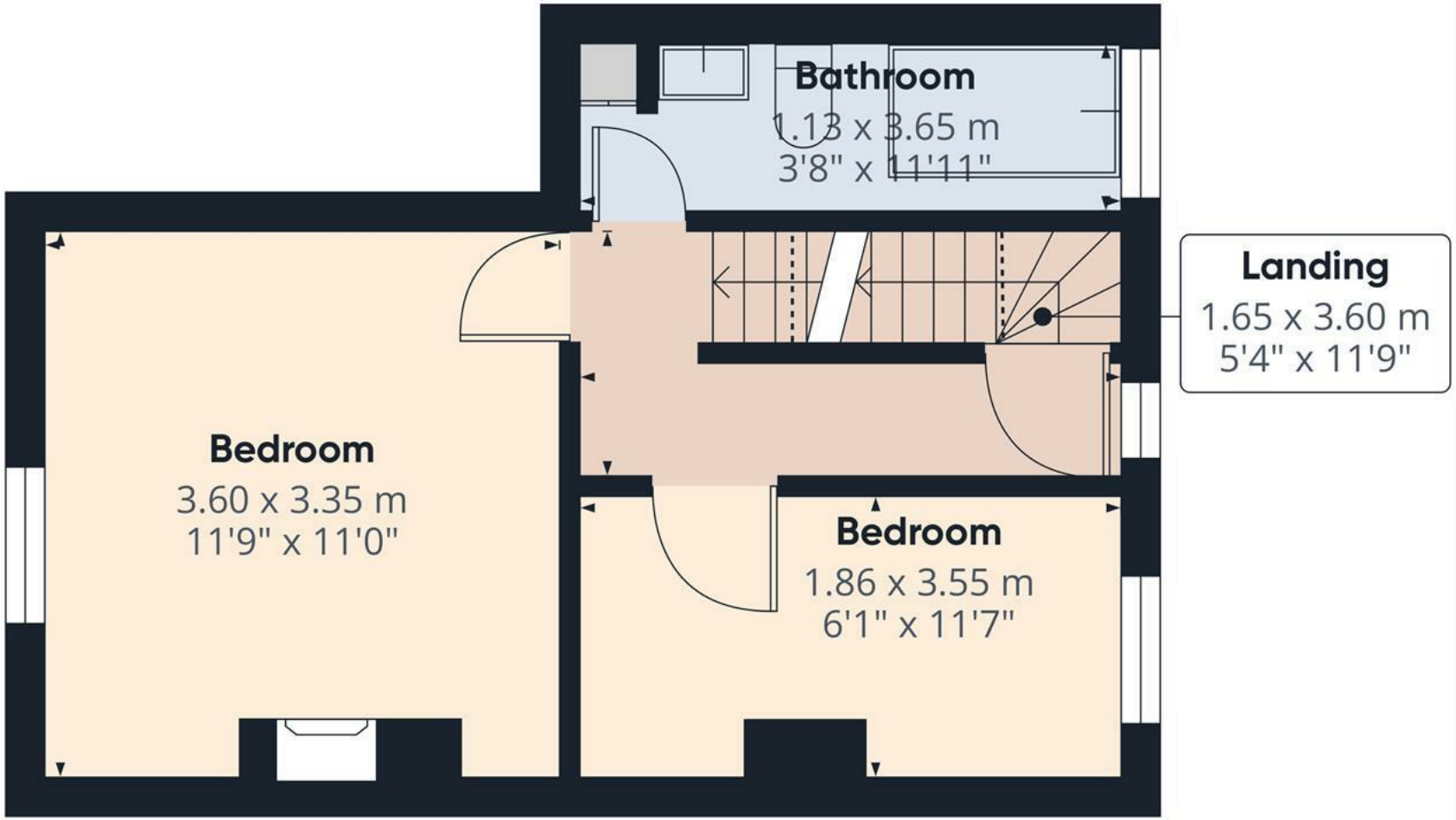
29.3 m^2

315 ft^2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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Approximate total area(1)

25.8 m²

278 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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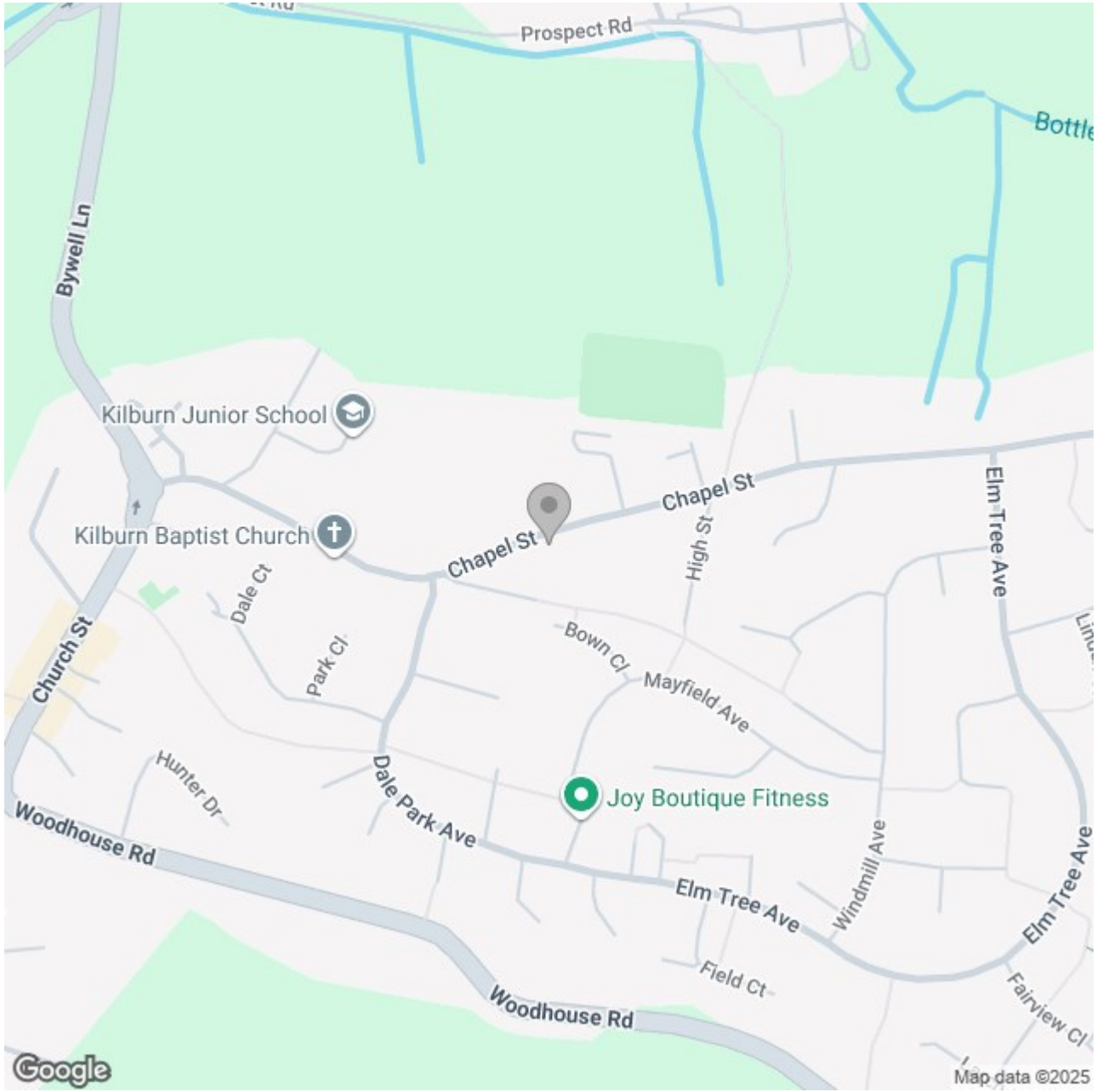

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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