

Home 2 Sell

Quality Service For Less



6 Canada Street

Belper, DE56 1PF

Offers In The Region Of £175,000



Home2sell are delighted to offer this two bedroom mid terrace property situated within walking distance to Belper centre and all its amenities. The sale represents an excellent opportunity for the discerning purchaser, looking to acquire a versatile and superbly appointed accommodation. The property comprises in brief of: Lounge, fitted kitchen and family bathroom having a four piece suite. To the first floor two well proportioned bedrooms as well as access to a loft space with Velux style window which enjoys fine roof top views over the Chevin and surrounding area. Outside to the rear the property has a low maintenance and well proportioned garden which has a patio area and artificial lawn. Having gas central heating and PVCu double glazing. Viewing Essential.



Lounge

10'0" x 11'1" extending 12'9" (3.07m x 3.40m extending 3.90m)

The property is entered via a PVCu door having a glazed insert, PVCu double glazed window to the front elevation, central heating radiator, three wall lights, hand painted feature ceiling beams, Moduleo luxury flooring and beautiful feature fireplace having an inset wood burning stove set on a granite hearth.

Fitted Kitchen

9'0" extending 13'6" max x 10'0" max red 5'3" (2.75m extending 4.12m max x 3.05m max red 1.61m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with woodgrain effect work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Space and plumbing for an automatic washing machine, space for a dishwasher, electric oven with hob. Space for a fridge freezer, wall mounted Ideal gas combination boiler which services the domestic hot water and central heating system. PVCu double glazed window to the rear elevation and central heating radiator. Moduleo luxury flooring and stairs off to the first floor landing.

Family Bathroom

Having a four piece suite comprising of a close couple WC, pedestal hand wash basin, bath with panelled side and shower enclosure having a thermostatically controlled shower unit. Chrome ladder style heated towel rail and vinyl mosaic tile effect flooring. Extractor fan and PVCu double glazed opaque window to the rear elevation.

To the first floor landing

Having a ceiling light.

Bedroom One

11'7" reducing 5'7" x 10'0" reducing 7'6" (3.54m reducing 1.72m x 3.06m reducing 2.29m)

Having a PVCu double glazed window to the front elevation, central heating radiator, dado rail, coving to the ceiling and light.

Bedroom Two

9'1" max x 9'8" (2.79m max x 2.95m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Door to cupboard having stairs to attic.

Attic Space

11'11" max x 8'5" max to eaves reduced head height (3.65m max x 2.59m max to eaves reduced head height)

Having a central heating radiator and Velux style window enjoying fine roof top views over towards the Chevin and surrounding area.

Outside

Outside, to the rear the property has a low maintenance and well proportioned garden which has a twin tier patio area and artificial lawn.

Area

6 Canada Street is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From our Belper Home2sell office, proceed along Queen Street and The Fleet turning left on to Holbrook Road, eventually taking a left-hand turn onto Canada Street where the property will be found on the right-hand side, clearly identified by our Home2sell 'For Sale' board.



Road Map



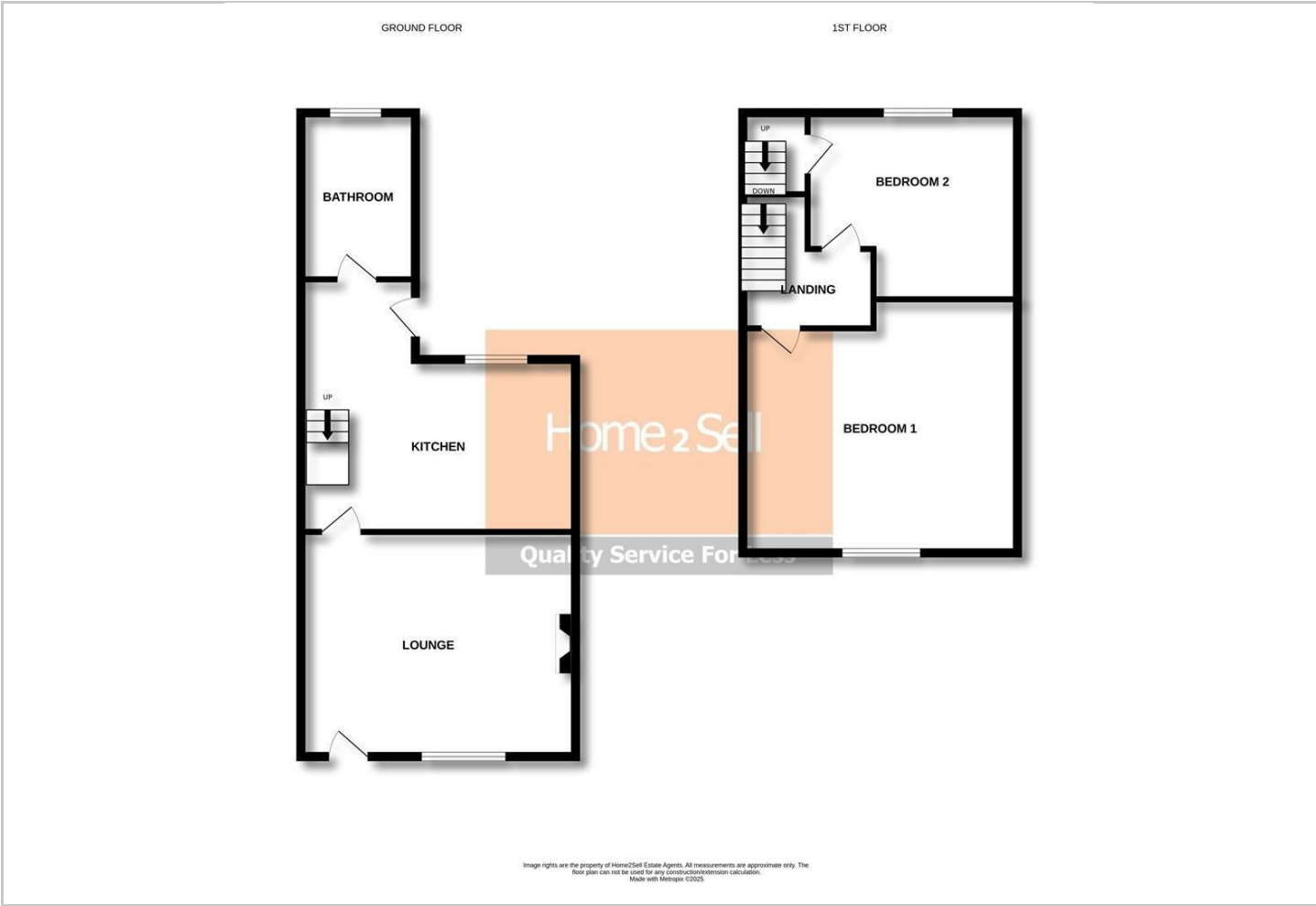
Hybrid Map



Terrain Map



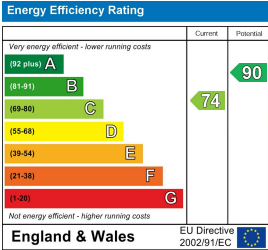
Floor Plan



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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