

Grange Street, ALFRETON.

£164,950 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties offer 'For Sale' this two bedroom semi detached home in walking distance of Alfreton town centre. Perfectly positioned for access to shops, schools, parks and pubs, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, Lounge and Dining Room to the ground floor with two double Bedrooms and family Bathroom to the first floor. Externally, the property boasts rear garden bordered by a combination of timber fencing and mature shrubbery making it ideal for those with pets or young children.

## FEATURES

- Great First Time Buy
- Investment Opportunity
- Walking Distance into Alfreton Town
- Close to an Excellent Range of Amenities
- Ideal for access to A38 and M1
- Rear Enclosed Garden And Patio
- Additional Outdoor Storage Space





## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring and carpeted stairs rising to first floor.

### Kitchen

8' 8" x 6' 1" (2.64m x 1.85m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops that integrate; Gas oven, gas hob with accompanying extractor hood and stainless steel inset sink. Tiled splashback covers the workspace whilst wood effect flooring runs throughout. Wall mounted radiator, double glazed obscured window to side elevation and further double glazed units to side and rear complete the space.

### Living Room

11' 10" x 11' 8" (3.61m x 3.56m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Gas fireplace on raised hearth also features. Open aspect to Dining Room.

### Dining Room

12' 0" x 11' 8" (3.66m x 3.56m) With double glazed sliding doors to rear elevation, carpeted flooring and wall mounted radiator.

### First Floor

#### Landing

Accessing both Bedrooms and the family Bathroom.

#### Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. With fitted closet housing storage and hanging capacity.

#### Bedroom Two

12' 1" x 8' 0" (3.68m x 2.44m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

8' 9" x 7' 9" (2.67m x 2.36m) A three piece suite comprising; Bath with shower attachment, pedestal handwash basin and low level WC. Wood effect flooring runs throughout whilst mini wall mounted radiator, wall fitted extractor unit and double glazed obscured window to rear elevation completes the space.

### Outside

Externally, the property boasts rear garden bordered by a combination of timber fencing and mature shrubbery making it ideal for those with pets or young children.

### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

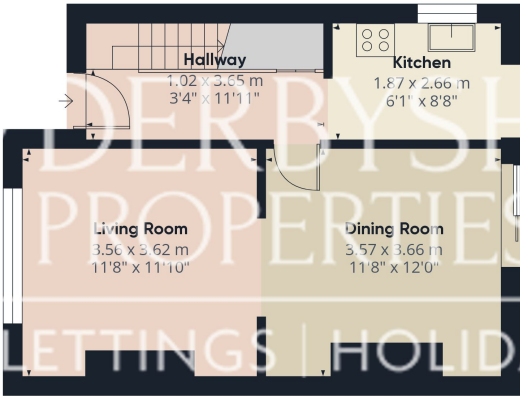
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



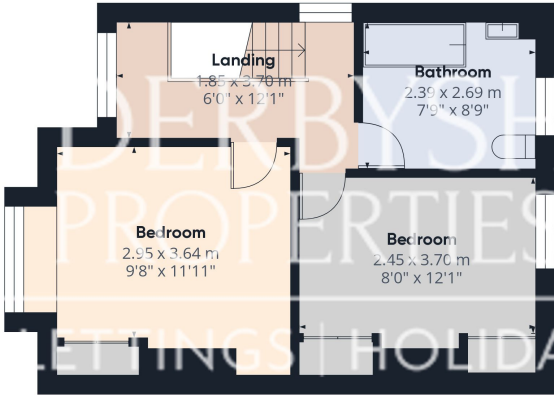




FLOORPLAN



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
71.9 m<sup>2</sup>  
773.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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