

FOR
SALE



Albert Street, South Normanton, Derbyshire DE55 2DB



Offers In Region Of £130,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

This charming 3-bedroom terraced house offers the perfect blend of comfort and convenience for families, first-time buyers, or anyone looking to settle in a friendly community.

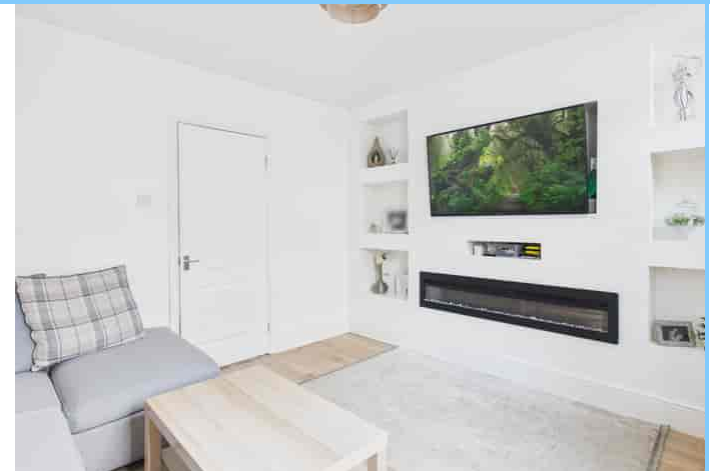
The generous reception room provides an inviting space to relax and unwind, perfect for both quiet evenings and entertaining guests. The modern kitchen is well-equipped with contemporary fixtures and fittings, offering ample storage and workspace. A perfect space to create culinary delights. The bathroom has been beautifully updated to provide a relaxing space to start and end your day with ease.

Upstairs, you'll find three comfortable bedrooms that are generously sized and benefit from the neutral decor that allows for endless decorating possibilities to suit your personal style.

Outside will not disappoint either. With low maintenance gravel, artificial grass and decking to relax on those balmy summer evenings.

POINTS OF INTEREST

- 3 Bedroom Terraced House
- Spacious Living Accommodation
- Modern Kitchen & Bathroom
- Neutral Decor Throughout
- Close to Local Amenties
- Fully Enclosed Low Maintenance Rear Garden



ROOM DESCRIPTIONS

Lounge

Accessed via a uPVC door from the front elevation. Laminate flooring, radiator, pendant light and double glazed uPVC window to front elevation. Benefitting from a built in media wall. Door leading to kitchen/diner.

Kitchen

Fitted with beech effect wall and base units with roll edge work surface incorporating a stainless steel sink drainer having mixer tap. Space and plumbing for washing machine. Integrated appliances include electric fan assisted oven with a four ring hob and extractor fan over. Ceramic tiled flooring, pendant light, radiator, tiled splash back and double glazed uPVC to rear elevation. Doors leading to stairs, rear hallway and storage cupboard.

Rear Hallway

With ceramic tiled flooring, pendant light, sliding door to bathroom and obscure double glazed uPVC door to rear garden. The boiler is situated in this room.

Bathroom

Fitted with a white three suite comprising a low flush WC, hand wash basin with mixer tap and panel bath having electric shower over with rainfall feature. Ceramic tiled flooring, radiator, ceiling light and obscure double glazed uPVC window to side elevation.

Stairs & Landing

With carpet flooring, spotlights to ceiling, access to loft and doors leading to all upstairs rooms.

Bedroom One

With carpet flooring, radiator, pendant light and double glazed uPVC window to front elevation.

Bedroom Two

With carpet flooring, radiator, pendant light and double glazed uPVC window to rear elevation.

Bedroom Three

With carpet flooring, radiator, pendant light and double glazed uPVC window to front elevation.

Outside

The front of the property is neatly enclosed with a walled frontage, adding character while providing a defined and private entrance space. The rear is fully enclosed with low maintenance gravel, artificial grass and at the bottom of the garden there is a decked area to relax on those balmy summer evenings.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,570.00

Parking Types: On Street.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living.

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 400+ mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 41% of fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

