

Priory Road, ALFRETON.

£140,000 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom semi detached home in Alfreton. Within walking distance of Alfreton town centre and Alfreton train station, the property makes the ideal first home or investment.

We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Inner Hallway, Dining Room, Kitchen and Bathroom to the ground floor with two double Bedrooms to the first floor.

Externally, the property benefits from impressive rear garden mainly laid to lawn with block paved entertaining patio perfect for relaxing or hosting to the top of the garden. This space also hosts a shed whilst it benefits from mature shrubbery to rear elevation. The entire rear garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Great First Time Buy
- Walking distance to local amenities
- Double Bedrooms
- Walking Distance to Alfreton Town Centre
- Walking distance to Alfreton train station
- Perfect for access to A38 and M1
- Investment Opportunity



## ROOM DESCRIPTIONS

### Living Room

12' 2" x 10' 6" (3.71m x 3.20m) Accessed via UPVC door to front elevation with double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Dining Room

12' 4" x 12' 1" (3.76m x 3.68m) Enjoying an open aspect to the Kitchen Space with double glazed window to rear elevation, wall mounted radiator, wood effect flooring and understairs store cupboard.

### Kitchen

8' 1" x 6' 0" (2.46m x 1.83m) Featuring a range of base cupboards and eye level units with complimentary worktops over and inset stainless steel sink. Space for free standing cooker sits beneath extractor hood whilst under counter plumbing allows for washing machine. Tiled splashback covers the workspace whilst double glazed window to side elevation and wood effect flooring complete the space.

### Bathroom

6' 1" x 5' 3" (1.85m x 1.60m) A tiled three piece suite comprising; Corner shower cubicle, vanity handwash basin and low level WC Wall mounted heated towel rail, double glazed obscured window to rear elevation and tiled flooring complete the space.

### First Floor

#### Landing

#### Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

#### Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Over stairs cupboard provides additional storage capacity.

### Outside

Externally, the property benefits from impressive rear garden mainly laid to lawn with block paved entertaining patio perfect for relaxing or hosting to the top of the garden. This space also hosts a shed whilst it benefits from mature shrubbery to rear elevation. The entire rear garden is bordered and secured by timber fencing making it ideal for those with pets and 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

