

Firs Avenue, Alfreton.

£210,000 Freehold

REDUCED





## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this extended three bedroom semi detached home located within walking distance of Alfreton town centre. Perfect for first time buyers and families alike, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Room, Lounge, Breakfast/Dining Area, Kitchen, Utility Room and WC to the first floor with three double Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from impressive plot with driveway parking for two vehicles to the front elevation. The rear enclosed garden is south facing and mainly laid to lawn whilst boasting entertaining patio, perfect for hosting and relaxing. The space is bordered and secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

## FEATURES

- Family Home with Potential
- Great First Time Buy
- Walking distance to local amenities
- Double Bedrooms
- Impressive Rear Garden
- Driveway Parking For Up To 2 Vehicles
- Recently benefitting from a full re-wire
- Recently Fitted flooring throughout



## ROOM DESCRIPTIONS

### Entrance Hall

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

### Dining Room

12' 6" x 10' 10" (3.81m x 3.30m) With double glazed bay window to front elevation, wood effect flooring and wall mounted radiator.

### Lounge

13' 5" x 12' 5" (4.09m x 3.78m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### Breakfast Area

6' 8" x 6' 6" (2.03m x 1.98m) Enjoying an open aspect to the Kitchen with double glazed window to the rear elevation, vinyl flooring and fitted breakfast bar.

### Kitchen

15' 3" x 5' 10" (4.65m x 1.78m) Fitted with base units having complimentary rolltop work surface and tiled splash backs. Incorporating a sink drainer unit with mixer tap over, gas hob with electric oven. Tiled flooring, UPVC double glazed windows to the rear and side elevation, UPVC door to the rear garden and a gas central heating radiator.

### Utility Room

Fitted with base units, tiled flooring and power/plumbing for white goods. Access to WC.

### WC

Fitted with low level W/C and handwash basin.

### Landing

Accessing all three Bedrooms and the family Bathroom with double glazed window to side elevation, carpeted flooring and loft hatch.

### Bedroom One

12' 3" x 10' 11" (3.73m x 3.33m) With double glazed window to the rear elevation, wall mounted radiator, ceiling light and carpeted flooring.

### Bedroom Two

3.37m x 2.66m (11' 1" x 8' 9") With double glazed window to the front elevation, wall mounted radiator, ceiling light and carpeted flooring.

### Bedroom Three

8' 11" x 7' 6" (2.72m x 2.29m) With double glazed window to the rear elevation, wall mounted radiator, ceiling light and carpeted flooring.

### Bathroom

6' 7" x 6' 4" (2.01m x 1.93m) A tiled three piece suite comprising of low level WC, pedestal wash hand basin, panel bath with shower over. Vinyl laminate flooring runs throughout whilst double glazed window to the rear elevation and a gas central heating radiator also feature.

### Outside

Externally, the property benefits from impressive plot with driveway parking for several vehicles to the front elevation. The rear enclosed garden is south facing and mainly laid to lawn whilst boasting entertaining patio, perfect for hosting and relaxing. The space is bordered and secured by a combination of timber fencing and mature shrubbery 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.



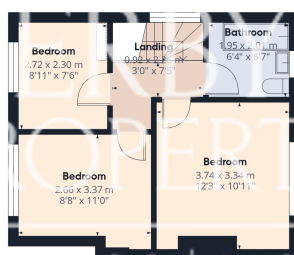




## FLOORPLAN & EPC



### Ground Floor



### Floor 1

**DERBYSHIRE**  
PROPERTIES  
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Approximate total area<sup>m</sup>

88.5 m<sup>2</sup>

952 ft<sup>2</sup>

(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.

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