

Independent Hill, Alferton, Derbyshire.

£139,950 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A well presented mid Terraced house offered with No Chain and ideal for a First Time Buyer. Entrance Hall, Lounge/Dining Room and a Fitted Kitchen. To the first floor are Two Double Bedrooms and a bathroom with a Four piece suite.

Gas central heating and UPVc double glazing.

Delightful, enclosed rear garden and patio

Walking distance of Alfreton Town Centre ad easy reach of the A38 and M1.

FEATURES

- A Delightful Mid Terraced House
- Located Within Walking Distance Of Alfreton Town Centre
- Entrance Hall And A Fitted Kitchen
- Lounge/Dining Room With Feature Fireplaces
- Two Double Bedroom
- Bathroom With A Four Piece Suite
- Rear Enclosed Garden And Patio
- Offered With No Chain/Vacant Possession
- Viewing Recommended
- Convenient For A38 and M1



ROOM DESCRIPTIONS

Entrance Hallway

With a door providing access to the front, a central heating radiator and stairs lead off to the first floor

Lounge/Dining Room

23'6 x 12'2 (7.18m x 3.71m)

Lounge Area - having a brick built fireplace with tiled hearth housing a gas fire. There are built in cupboards to the alcoves and a UPVC double glazed window to the front.

Dining Area - having a cast iron feature fireplace, a central heating radiator, UPVC double glazed French doors lead to the garden and an under stairs cupboard provides excellent storage space.

Kitchen

15'8 x 7'0 (4.79m x 2.14m)

Appointed with a range of light Beech effect base cupboards, drawers, eye level units and glass fronted display cabinets with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer with mixer tap. Appliances include an electric oven, gas hob and extractor hood with light. Having plumbing for an automatic washing machine, plumbing for a dishwasher, space for a refrigerator and an integrated wine rack. Tiling to the splashback areas and UPVC double glazed patio doors provide access to the garden.

First Floor

Landing

Galleried landing having access to the attic space

Bedroom One

13'3 x 11'11 (4.05m x 3.38m)

Comprehensively fitted with a range of bedroom furniture comprising wardrobes and overhead cupboards which provide excellent hanging and storage space. There is are two UPVC double glazed windows to the front elevation

Bedroom Two

12'1 x 7'10 (3.71m x 2.41m)

With a UPVC double glazed window overlooking the rear garden and a built-in wardrobe with overhead cupboards which provide excellent storage space.

Bathroom

12'2 x 6'11 (3.73m x 2.12m)

Appointed with a modern four piece suite comprising a panelled bath with handheld shower attachment over, a walk-in double shower unit with glass shower screen and Mains fed shower, a vanity wash hand basin with useful cupboards and drawers beneath and a low flush WC. There is a built-in cupboard housing the combination boiler (serving domestic hot water and central heating system), tiled floor, tiling to splash back areas, a central heating radiator and a UPVC double glazed window to the rear.

Outside

To the rear there is an extensive paved patio with steps leading down to a lawned garden beyond. The garden has an enclosed surround

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

