

Grange Street, Alferton.

£175,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this semi detached home within walking distance of Alfreton town centre. Available to purchase with no upward chain and vacant possession, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Living Room, Dining Area & Kitchen Diner to the ground floor with two double Bedrooms, one single Bedroom and family Bathroom to the first floor.

Externally, the property benefits from front yard and rear enclosed garden featuring impressive entertaining patio with further lawned space forming the perfect environment to host or entertain. The space is secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- No Upward Chain
- Walking Distance into Alfreton Town
- Semi Detached Home
- Viewing Absolutely Essential
- Perfect For Access to A38 & M1
- Walking Distance To All Local Amenities
- Walking Distance to Primary and Secondary Schools



## ROOM DESCRIPTIONS

### Entrance Porch & Hall

Accessed via UPVC double glazed door to front elevation with effect flooring, wall mounted radiator and doorways to;

### Living Room

3.63m x 3.60m (11' 11" x 11' 10") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Open aspect to Dining Area.

### Dining Area

3.66m x 3.66m (12' 0" x 12' 0") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Understairs cupboard provides valuable storage capacity.

### Kitchen

5.36m x 2.85m (17' 7" x 9' 4") A family kitchen with space for dining table and chairs. The kitchen itself features a range of base cupboards and eye level units with worktops over, stainless steel inset sink and space for further free standing appliances. Tiled flooring runs throughout whilst double glazed sliding doors opening to rear garden and UPVC double glazed exit door to side elevation completes the space.

### Landing

Accessing all three bedrooms and the family bathroom, this carpeted space houses impressive storage capacity with fitted airing cupboard.

### Bedroom One

4.03m x 3.57m (13' 3" x 11' 9") With two double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage/hanging capacity.

### Bedroom Two

3.29m x 2.83m (10' 10" x 9' 3") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

2.72m x 1.77m (8' 11" x 5' 10") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### Bathroom

A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail and wall fitted extractor unit completes the space.

### Outside

Externally, the property benefits from front yard and rear enclosed garden featuring impressive entertaining patio with further lawned space forming the perfect environment to host or entertain. The space is 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 & EPC

