

Milton Avenue, Alfreton.

£135,000

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For sale' this three bedroom semi detached home within walking distance of Alfreton Town Centre. Boasting sizeable plot including driveway parking for multiple vehicles and impressive rear garden, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen, Utility Room, Bathroom and Store Room to the ground floor with three Bedrooms, two of which are double Bedrooms to the first floor.

Externally, the property occupies impressive plot boasting driveway parking for multiple vehicles and lawn to the front elevation whilst the rear garden is mainly laid to lawn with raised decked seating/entertaining area. The space is bordered and secured by a combination of timber fencing and mature shrubbery.

FEATURES

- Great First Time Buy
- Walking distance to local amenities
- Family Home with Potential
- Investment Opportunity
- Driveway Parking for Multiple Vehicles
- Rear Enclosed garden



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC double glazed door with tiled flooring and doorways to;

Living Room

14' 1" x 12' 10" (4.29m x 3.91m) With double glazed window to front elevation, wall mounted radiator and wooden flooring. Gas fire on raised hearth set in decorative surround.

Utility Room

6' 5" x 5' 10" (1.96m x 1.78m) With worktop space and mini wall mounted radiator, the gas central heating boiler is located here.

Kitchen

10' 2" x 5' 4" (3.10m x 1.63m) Featuring base cupboards with complimentary wood effect worktops over and tiled splashback. Double glazed window to rear elevation and door accessing rear enclosed garden.

Bathroom

5' 8" x 5' 8" (1.73m x 1.73m) A tiled three piece suite including bath with shower screen and attachment, vanity handwash basin and low level WC. Tiled effect flooring and double glazed window unit to rear completes the space.

First Floor

Landing

Accessing all three Bedrooms.

Bedroom One

11' 9" x 11' 0" (3.58m x 3.35m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. In built cupboard provides storage/hanging capacity.

Bedroom Two

12' 10" x 8' 11" (3.91m x 2.72m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. In built cupboard provides storage/hanging capacity.

Bedroom Three

10' 3" x 5' 10" (3.12m x 1.78m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property occupies impressive plot boasting driveway parking for multiple vehicles and lawn to the front elevation whilst the rear garden is mainly laid to lawn with raised decked seating/entertaining area. The space is bordered and secured by a combination of timber fencing and mature shrubbery.

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.



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