

Stretton Road, Morton, Alfreton, Derbyshire. DE55 6GW

£220,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom family home in the highly regarded village of Morton. Boasting off street parking for several vehicles whilst ideally positioned for access to Chesterfield and A38/M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Hallway, Kitchen, Conservatory and Bathroom to the ground floor with three Bedrooms to the first floor. Externally, the property benefits from driveway parking for several vehicles to the front elevation with access to detached garage that is fitted with light and power. The rear garden is mainly laid to lawn but also benefits from entertaining patio, ensuring the ideal space to host or relax.

FEATURES

- Semi Detached Home
- Garage & Driveway Parking
- Three Bedrooms
- Ideal For Access to A38 & M1
- Commutable to Chesterfield



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC double glazed door to front elevation with fitted cupboard providing valuable storage. Doorway to;

Living Room

15' 2" x 12' 9" (4.62m x 3.89m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Kitchen

10' 8" x 10' 4" (3.25m x 3.15m) Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood, inset sink and fitted fridge freezer. Splashback covers the work areas whilst tiled flooring and wall mounted radiator completes the space. Double glazed French doors open to;

Conservatory

10' 10" x 6' 10" (3.30m x 2.08m) UPVC double glazed conservatory with tiled flooring, wall mounted radiator and double glazed sliding doors accessing rear enclosed garden.

Bathroom

7' 3" x 4' 11" (2.21m x 1.50m) A tiled three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC. Wall mounted radiator, double glazed obscured window to rear elevation and ceiling fitted extractor unit complete the space.

First Floor

Landing

Bedroom One

12' 3" x 10' 9" (3.73m x 3.28m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage.

Bedroom Three

8' 7" x 8' 2" (2.62m x 2.49m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property benefits from driveway parking for several vehicles to the front elevation with access to detached garage that is fitted with light and power. The rear garden is mainly laid to lawn but also benefits from entertaining patio, ensuring the ideal space to host or relax.

Council Tax

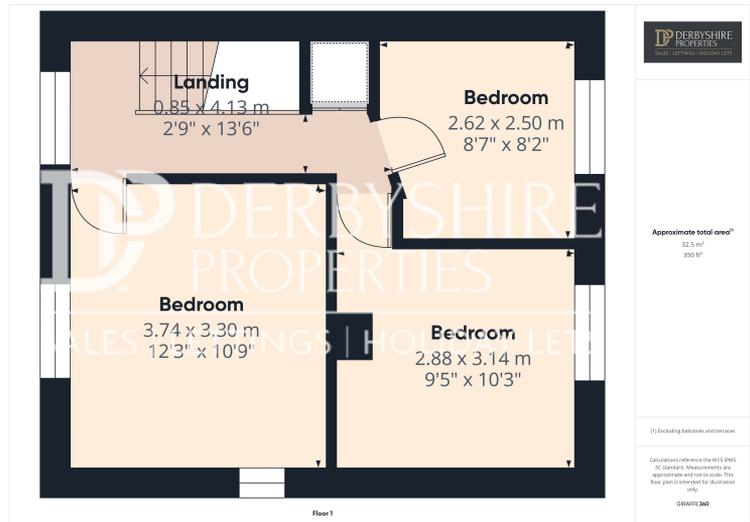
We understand that the property currently falls within council tax band A, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	