



£150,000

Lower Somercotes, Somercotes DE55 4NS

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- A Traditional Semi Detached House
- In Need Of Some Modernisation/Upgrade
- Lounge With Feature Fireplace
- Open Plan Dining Room And Fitted Kitchen
- Three Bedrooms And A Bathroom
- Drive And Garage
- Rear Garden And Patio
- No Chain/Vacant Possession
- Easy Access To A38/M1, Ripley And Alfreton

## Property Description

Derbyshire Properties offer this Traditional Semi Detached House with accommodation comprising Lounge, open plan Dining Room and Kitchen, Three Bedrooms and a Bathroom. Drive and Garage. In need of some modernisation. No Chain.

## Main Particulars

A traditional Semi Detached house located conveniently for easy access to Alfreton and connection to the A38 and M1. Offered with No Chain/vacant possession the house requires some modernisation and upgrade.

Accommodation includes a Lounge with feature fireplace, a Dining Room which is open plan to the Kitchen, Three Bedrooms and a bathroom. Gas central heating and UPVc double glazing.

Outside a Driveway provides off road parking and leads to a Single Garage. There is a garden to the rear.

An excellent purchase for First Time Buyers. Viewing essential.

### Lounge

12'3 x 12' (3.75m x 3.67m)

Having a UPVC double glazed entrance door, a feature fireplace with light oak, surround and housing an electric fire, a central heating radiator and a UPVC double glazed window to the front.

### Inner Hallway

Having an under stairs cupboard providing excellent storage space

### Kitchen / Dining Room

21'2 x 12'3 (6.47m x 3.75m)

### Dining Area

Having a feature stone fireplace with slate hearth housing an electric fire. There is a UPVC double glazed window to the side elevation, a central heating radiator and stairs lead off to the first floor. An Archway leads to the:

### Kitchen

Appointed with a range of light Beech effect base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/drainage unit with mixer tap over. There is tiling to splash back areas, space for a refrigerator, cooker, plumbing for an automatic washing machine and a wall mounted boiler (serving domestic hot water and central heating system). A UPVC double glazed window overlooks the garden, there is a central heating radiator and a UPVC double glazed door leads to the garden.

## First Floor

### Landing

Having a central heating radiator.

### Bedroom One

12'1 x 10'6 (3.70m x 3.21m)

Appointed with a range of fitted wardrobes and overhead cupboards which provide excellent hanging and storage facility. There is a fitted dressing table, a central heating radiator and a UPVC double glazed window.

### Bedroom Two

12'9 x 9'2 (3.90m x 2.80m)

With a central heating radiator, an over stairs cupboard which provides access to the attic and a UPVC double glazed window overlooking the garden. There is a built-in cupboard.

### Bedroom Three

15'4 x 7'7 (4.67m x 2.33m)

Having UPVC double glaze windows to front and rear elevation

### Bathroom

7'8 x 6'6 (2.34m x 2.00m)

Appointed with a three piece suite comprising a double walk in shower cubicle with sliding shower doors and mains fed shower over, a low flush WC and a vanity wash hand basin with useful cupboards beneath. There is full tiling to the walls, a central heating radiator, pine cladding to the ceiling and a UPVC double glazed window.

### Outside

The property sits behind a walled frontage with double wrought iron gates providing access to a driveway which provides off road parking and leads to a single Garage with twin up and over doors to either side, light and power.

A path to the side provides access to the rear garden which is enclosed and mainly paved with borders which are well stocked with a variety of shrubs and flowering plants. There is a greenhouse and a detached outbuilding which provides excellent storage space. There is an outside tap and lighting.

### 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.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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