



£120,000

Main Road, Leabrooks DE55 1LA

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Perfect for First Time Buyers
- Ideal for access to A38 & M1
- Viewing Strongly Recommended
- Investment Opportunity
- Rear Garden
- Alfreton town easily accessible

Property Description

Derbyshire Properties are pleased to present this two bedroom mid terrace property located in Leabrooks. Within walking distance to a range of local amenities such as Shops, Schools and Pubs, the property would make the ideal first home or investment property.

Main Particulars

Derbyshire Properties are pleased to present this two bedroom mid terrace property located in Leabrooks and within walking distance to a range of local amenities such as Shops, Schools and Pubs, the property would make the ideal first home or investment property.

Internally, the property briefly comprises; Living/Dining Space and Kitchen to the ground floor with two Bedrooms and a four piece family Bathroom to the first floor.

Externally, the property has concrete front yard setting the property back from the road whilst boasting rear garden mainly laid to lawn, enclosed by timber fencing.

Living Room

27' 3" x 11' 10" (8.31m x 3.61m) Accessed via double glazed UPVC door to front elevation with double glazed window to front elevation, double glazed window to rear elevation, wall mounted radiator, gas fireplace on raised hearth in decorative surround and wood effect flooring extending across the Living/Dining Area.

Kitchen

13' 0" x 7' 3" (3.96m x 2.21m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; Inset one and a half bowl sink, electric oven and hob with accompanying extractor hood and under counter plumbing for washing machine. Tiled splashback covers the workspace whilst wood effect flooring, wall mounted radiator and a double glazed window to side elevation completes the space. Access to rear enclosed garden via UPVC double glazed door.

First Floor

Landing

With access to both Bedrooms and the family Bathroom, this carpeted space has wall mounted radiator.

Bedroom One

11' 3" x 11' 10" (3.43m x 3.61m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

12' 1" x 5' 6" (3.68m x 1.68m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bathroom

12' 11" x 7' 4" (3.94m x 2.24m) A four piece suite comprising; Bath, separate shower cubicle, vanity handwash basin and low level WC. Obscured double glazed windows to side and rear elevation feature whilst tiled splashback to cover units and vinyl flooring complete the space.

Outside

Externally, the property has concrete front yard setting the property back from the road whilst boasting rear garden mainly laid to lawn, enclosed by timber fencing.

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

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Telephone: 01773 832355

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