



£135,000

Swanwick Road, Alferton DE55 1LL

Terraced House | 2 Bedrooms | 1 Bathroom

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Key Features

- Terraced House
- Local To School
- Close To All Amenities & Major Road Links
- Investment Opportunity
- Great First Time Buy
- Rear enclosed garden & Sun Patio

Property Description

Derbyshire Properties are pleased to offer 'For Sale' this two bedroom terraced property in Leabrooks. Ideally located for access via car or public transport to nearby towns of Alfreton and Ripley whilst being easily accessible to the A38 road link, the property makes the perfect first home or investment opportunity. Having been well maintained and upgraded by the current owners, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Lounge, Kitchen with appliances fully integrated, Rear Hallway and Family Bathroom to the ground floor with two double Bedrooms to the first floor.

Externally, the property benefits from a useful frontage setting the property back from the pavement and a rear enclosed garden with a sizeable lawn area and entertaining patio. Brick built shed and additional coal store both feature and provide outdoor storage.

Lounge

3.75m x 3.10m (12' 4" x 10' 2") Accessed composite door from front elevation, with tiled wall incorporating electric fire and TV point, wood effect flooring and double glazed window to front elevation. Unit housing meters.

Kitchen

3.73m x 3.14m (12' 3" x 10' 4") Fitted with a range of base cupboards and eye level units, integrated appliances and complimentary worktops. Appliances include; Fridge freezer, dishwasher, washing machine and tumble dryer. With stainless steel one and a half bowl sink, and electric oven & hob featuring accompanying extractor hood. Double glazed window to rear elevation, designer wall mounted radiator, wood effect flooring and tiled splashback complete the space.

Rear Hallway

2.13m x 1.05m (7' 0" x 3' 5") With internal doors to Kitchen & Family Bathroom and external door to side elevation accessing the rear garden. Mini wall mounted radiator.

Bathroom

3.81m x 1.98m (12' 6" x 6' 6") A four piece suite including walk-in shower cubicle, bath, pedestal hand wash basin and low level WC. Designer tiles cover the wall entirely whilst wall mounted heated towel rail, mini wall mounted radiator, two obscured double glazed windows to side elevation, ceiling fitted extractor unit and wood effect flooring complete the space.

Landing

Access to Bedroom One and Two. Loft hatch access.

Bedroom One

4.85m x 3.10m (15' 11" x 10' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

3.14m x 2.85m (10' 4" x 9' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Airing cupboard housing the gas central heating boiler allows for additional storage space.

Outside

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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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