



£146,000

Parkin Street, Alferton DE55 7JS

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Key Features

- Great First Time Buy
- Walking Distance to Alfreton Town Centre
- Local Amenities & Great Transport Links
- Perfect for access to A38 and M1
- Ideal for Alfreton train station

Property Description

Derbyshire Properties are pleased to present this two bedroom semi detached home located within walking distance of Alfreton town centre. Perfectly positioned for access to transport links such as the A38 and M1 as well as Alfreton train station, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this two bedroom semi detached home located within walking distance of Alfreton town centre. Perfectly positioned for access to transport links such as the A38 and M1 as well as Alfreton train station, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge/Dining Area, Kitchen and Rear Porch to the ground floor with two double Bedrooms and the family Bathroom to the first floor. The loft is bordered for storage and has full electric to it making it a perfect third Bedroom subject to necessary planning permissions.

Externally, the property benefits from fabulous rear garden including raised patio areas perfect for hosting or relaxing with an impressive lawn space boasting mature fruit trees throughout. The rear garden is bordered and secured by timber fencing.

Lounge/Dining Area

27' 3" x 11' 11" (8.31m x 3.63m) Accessed via UPVC double glazed door to the front elevation with further double glazed windows to the front and side elevation. The space has wood effect flooring throughout alongside two wall mounted radiators whilst gas fire on raised hearth set in decorative surround forms the centre piece of the room.

Kitchen

12' 1" x 5' 8" (3.68m x 1.73m) A stylish Kitchen featuring a range of base cupboards and eye level units with complimentary worktops over which integrate a range of appliances including; Gas oven, induction hob with accompanying extractor hood, fitted fridge freezer and inset sink. There is under counter plumbing for washing machine whilst tiled splashback covers the workspace and double glazed window features to side elevation.

Landing

Accessing both Bedrooms and the family Bathroom.

Bedroom One

14' 9" x 8' 9" (4.50m x 2.67m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. There is over stairs store cupboard which is currently used as valuable fitted wardrobe space.

Bedroom Two

12' 3" x 9' 1" (3.73m x 2.77m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

11' 11" x 5' 8" (3.63m x 1.73m) A tiled four piece suite comprising; Shower cubicle, freestanding bath, vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail and fitted airing cupboard providing valuable storage capacity completes the space.

Outside

Externally, the property benefits from fabulous rear garden including raised patio areas perfect for hosting or relaxing with an impressive lawn space boasting mature fruit trees throughout. The rear garden is bordered and secured 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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