



£139,950

Newlands Road, Alferton DE55 4EQ

Semi-Detached House | 2 Bedrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Semi Detached Home
- Great First Home
- Investment Opportunity
- View Absolutely Essential!
- Requires Some General Modernisation

## Property Description

Derbyshire Properties are pleased to present this semi detached home in Riddings. Offered with no upward chain, this property would ideally suit First Time Buyers or investors. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this semi detached home in Riddings. Offered with no upward chain, this property would ideally suit First Time Buyers or investors. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Room and Kitchen to the ground floor with two impressive double Bedrooms and Bathroom to the first floor. Externally, the property benefits from rear enclosed garden with lawned space, brick built outhouses for storage and hedgerows ensuring a degree of privacy.

### Dining Room

12' 9" x 8' 9" (3.89m x 2.67m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Inner Hallway

With understairs storage recess and carpeted stairs rising to the first floor.

### Living Room

12' 8" x 12' 8" (3.86m x 3.86m) With double glazed windows to side and rear elevation, wall mounted radiator and carpeted flooring.

### Kitchen

13' 8" x 7' 5" (4.17m x 2.26m) Featuring a range of base cupboards and eye level units, complimentary worktops over and fitted gas oven and electric hob with accompanying extractor hood. Breakfast bar is fitted into the worktop whilst tiled flooring, wall mounted radiator, double glazed window to side elevation and UPVC double glazed door accessing rear garden completes the space.

### First Floor

### Landing

### Bedroom One

12' 11" x 12' 10" (3.94m x 3.91m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

11' 7" x 7' 7" (3.53m x 2.31m) A three piece suite including; Double walk-in shower, pedestal handwash basin and low level WC. Wall mounted radiator, wood effect

flooring and double glazed obscured window to side elevation all feature whilst full length fitted units to rear wall provide impressive storage and complete the space.

#### Outside

Externally, the property benefits from rear enclosed garden with lawned space, brick built outhouses for storage and hedgerows ensuring a degree of privacy.

#### 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.

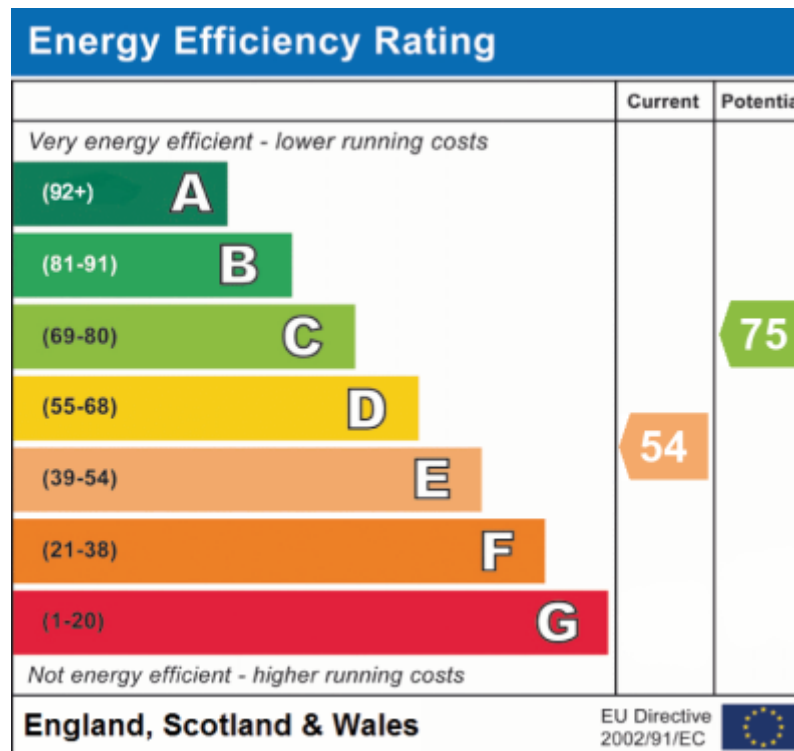






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMP & RENTALS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)