



£150,000

Beech Avenue, Alfreton DE55 7EX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

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



# Step Inside

---

## Key Features

- Semi Detached Home
- Driveway Parking
- Walking Distance into Alfreton Town
- Perfect First Home
- Perfect For Access to A38 & M1
- Requires A Scheme Of Modernisation
- This Property is non standard steel frame construction

## Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home on popular residential estate in Alfreton. Requiring a scheme of modernisation, the property would be perfect for young families and first time buyers, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home on popular residential estate in Alfreton. Requiring a scheme of modernisation, the property would be perfect for young families and first time buyers, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Porch, Lounge and Dining Kitchen to the the ground floor with three impressive Bedrooms, family Bathroom and separate WC to the first floor.

Externally, the property benefits from driveway parking for two vehicles to the front elevation with path leading to rear. The rear enclosed garden is a fantastic space full of flower beds, mature shrubbery and fruit trees as well as impressive lawn space perfect for those with pets and young children. Patio areas form the ideal place to host or relax whilst the entire space is secured by timber fencing.

### Lounge

17' 5" x 13' 1" (5.31m x 3.99m) With double glazed window to front elevation, wall mounted heater and carpeted flooring.

### Dining Kitchen

17' 4" x 10' 10" (5.28m x 3.30m) An open plan space with double glazed window to rear elevation and double glazed UPVC door accessing rear enclosed garden. The kitchen benefits from base cupboards and eye level units for storage with space for freestanding appliances.

### Landing

Accessing all three Bedrooms and the family Bathroom. With double glazed window to side elevation.

### Bedroom One

12' 11" x 10' 0" (3.94m x 3.05m) With double glazed window to front elevation and wooden flooring.

### Bedroom Two

11' 3" x 9' 0" (3.43m x 2.74m) With double glazed window to rear elevation, wall mounted heater and carpeted flooring.

### Bedroom Three

10' 0" x 7' 1" (3.05m x 2.16m) With double glazed window to front elevation and carpeted flooring.

### Bathroom

5' 5" x 5' 2" (1.65m x 1.57m) A tiled two piece suite including; Panelled bath and pedestal handwash basin.

WC

#### Outside

Externally, the property benefits from driveway parking for two vehicles to the front elevation with path leading to rear. The rear enclosed garden is a fantastic space full of flower beds, mature shrubbery and fruit trees as well as impressive lawn space perfect for those with pets and young children. Patio areas form the ideal place to host or relax whilst the entire space is 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.





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 © 2026 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>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	40	
(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	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

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