



£150,000

Beech Avenue, Alfreton DE55 7EX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## 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

## 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

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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

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### 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.

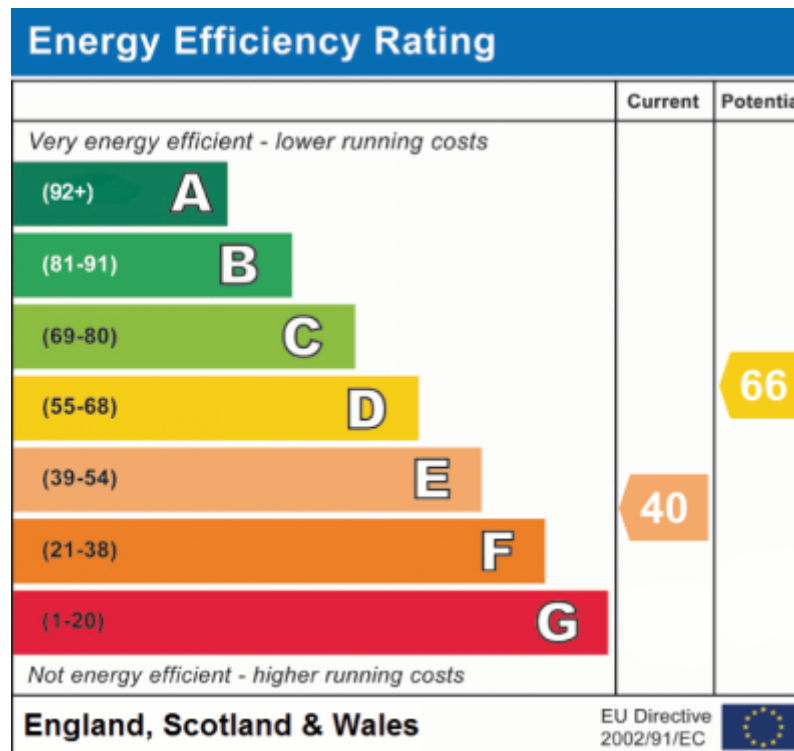




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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