



£160,000

Beech Avenue, Alferton DE55 7EW

Semi-Detached House | 2 Bedrooms

01773 832355

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# Step Inside

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## Key Features

- Semi Detached Home
- Double Bedrooms
- Low maintenance
- Walking Distance into Alfreton Town
- Family Home
- Perfect First Home
- Perfect for access to A38 and M1
- Driveway Parking for several vehicles

## Property Description

Derbyshire Properties are delighted to present this two bedroom semi detached home on popular residential estate within walking distance of Alfreton town centre. Recently renovated, the property would make the ideal first home. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance, Lounge, breakfast Kitchen and rear Porch to the ground floor with two impressive double Bedrooms and family Bathroom to the first floor.

Externally, the property is well situated and boasts front and rear gardens alongside off road parking for two vehicles. The rear garden is the ideal space to host or relax with lawned and patio area bordered and privatised by a combination of timber fencing and mature shrubbery.

### Entrance Hallway

Upvc double glazed entrance door and stairs leading to the first floor.

### Living Room

12' 9" x 11' 5" (3.89m x 3.48m)

Upvc double glazed window to the front elevation and central heating radiator.

### Kitchen

11' 9" x 9' 9" (3.58m x 2.97m)

Upvc double glazed window to the rear elevation and door leading to rear entrance porch. Range of white base units with worktop over, one and a half bowl stainless steel sink unit, space for cooker and fridge/freezer. Central heating radiator.

### First Floor

### Landing

With access to loft space.

### Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Upvc double glazed window to the front elevation and central heating radiator.

### Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

Upvc double glazed window to the rear elevation and central heating radiator.

#### Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Upvc double glazed window, central heating radiator, three piece white suite comprising low level wc, wash hand basin and bath with shower over.

#### Oustide

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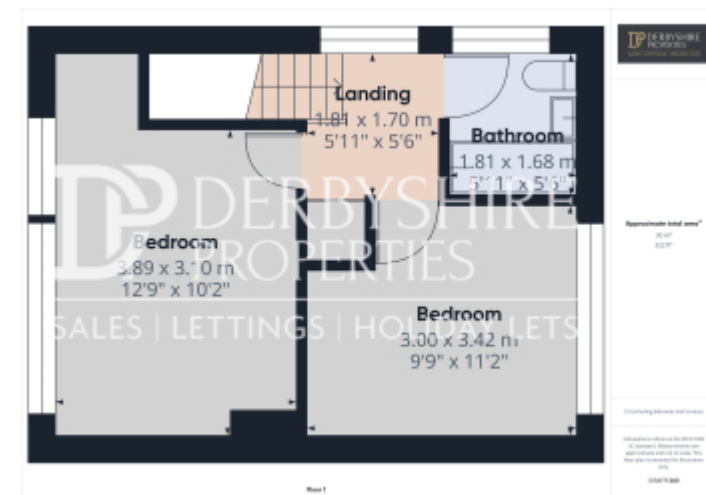
#### Council Tax

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

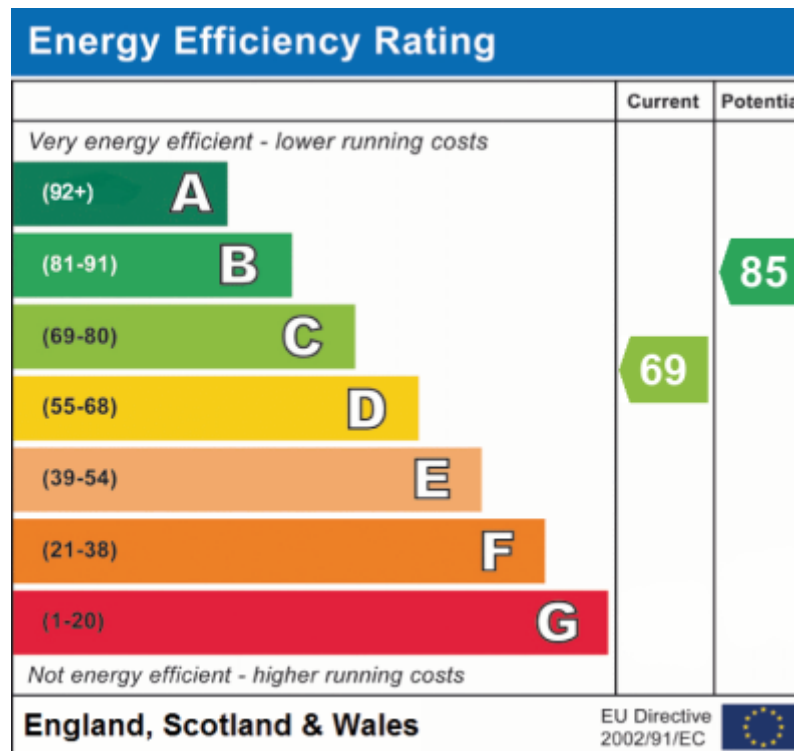
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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