



£150,000

Beech Avenue, Alfretton 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
- This Property is non standard steel frame construction
- 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

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.

#### 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>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

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