



£120,000

Ellesmere Avenue, Alfreton DE55 7HW

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- Walking Distance into Alfreton Town
- Requiring A Scheme Of Modernisation
- No Upward Chain
- Double Bedrooms
- Ideal First Home

## Property Description

Derbyshire Properties are pleased to present this two bedroom semi detached home within walking distance of Alfreton town centre. Offered for sale with no upward chain, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this two bedroom semi detached home within walking distance of Alfreton town centre. Offered for sale with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room, Kitchen & WC to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the home offers rear enclosed garden featuring artificial turf, raised flower bed and outhouse for storage.

### Lounge

3.68m x 3.37m (12' 1" x 11' 1") Accessed via UPVC door to front elevation with double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

### Dining Room

3.70m x 3.68m (12' 2" x 12' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Kitchen

3.69m x 2.12m (12' 1" x 6' 11") Featuring a range of base cupboards and eye level units with complimentary worktops over and gas hob with accompanying extractor hood. Inset stainless steel sink sits beneath double glazed window whilst UPVC door accessing rear garden.

### Downstairs WC

### First Floor

#### Landing

Accessing both Bedrooms and the family Bathroom.

#### Bedroom One

3.73m x 3.42m (12' 3" x 11' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

3.69m x 2.62m (12' 1" x 8' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs cupboard provides valuable storage capacity.

#### Wet Room

2.11m x 1.80m (6' 11" x 5' 11") A tiled space with obscured double glazed window to side elevation and electric shower fixture.

#### Bathroom

2.13m x 1.74m (7' 0" x 5' 9") A tiled three piece suite including; Bath, pedestal handwash basin and low level WC. Window to rear elevation and mini wall mounted radiator complete the space.

#### Outside

Externally, the home offers rear enclosed garden featuring artificial turf, raised flower bed and outhouse for storage.

#### 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>		77
(55-68) <b>D</b>	63	
(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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