



£125,000

Alport Terrace, Westhouses DE55 5AE

| 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- No Upward Chain
- Ideal For Access to A38 & M1
- Vacant Possession
- Ideal For First Time Buyers
- Investment Opportunity
- Early Viewing Highly Recommended

## Property Description

Derbyshire Properties are pleased to offer 'For sale' this well presented two bedroom home. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to offer 'For sale' this well presented two bedroom home. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Dining Room, Lounge, Store/Office and Kitchen to ground floor with two double Bedrooms and well appointed Bathroom to the first floor. Externally, the property benefits from front and rear courtyard seating areas. The rear courtyard features outdoor tap and timber fencing allowing for a degree of privacy.

### Entrance

Accessed via UPVC entrance door with carpeted stairs rising to first floor and doorway to;

### Dining Room

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Living Room

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Doorway to impressive storage space that would form a good home office.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Electric oven, electric hob with accompanying extractor hood and inset one and a half bowl sink. Double glazed window to side elevation and doorway accessing rear courtyard complete the space.

### Landing

Accessing both Bedrooms and the family Bathroom.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A stylish three piece suite including; Bath with shower screen and attachment, vanity hand wash basin and low level WC.

### Outside

Externally, the property benefits from front and rear courtyard seating areas. The rear courtyard features outdoor tap and timber fencing allowing for a degree of privacy.

#### Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District 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>	57	
(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	

Telephone: 01773 832355

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= RAINBOW IN REALTY =

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