



£139,950

Leabrooks Road, Alferton DE55 4HB

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Perfect First Home
- Perfect For Access to A38 & M1
- Walking Distance To All Local Amenities
- Walking Distance To Primary & Secondary Schools
- Stunning Rear Garden
- Enquire Now!
- Two Double Bedrooms
- Fully Renovated Throughout
- Traditional Footprint With Modern Interior

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this stunning two bedroom home which is perfectly positioned for access to A38 & M1 road links alongside a wealth of local amenities. Ideal for first time buyers, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this stunning two bedroom home which is perfectly positioned for access to A38 & M1 road links alongside a wealth of local amenities. Ideal for first time buyers, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Lounge, Dining Room & well equipped kitchen to the ground floor alongside two impressive double Bedrooms and a stylish bathroom to the first floor.

Externally, the property benefits from front yard which sets the home back from the road as well as a wonderful rear garden. The space benefits from sizeable well maintained lawn with mature flower beds to its borders with private seating area & dry shed to the bottom of the garden. Accessed via French doors from the dining room, is contained patio area forming the perfect space for Al Fresco dining. Further brick built outhouse hosts light, power & washing machine. The entire garden is secured by timber fencing making it ideal for those with pets and young children.

### Lounge

Accessed via UPVC door to front elevation with wall mounted radiator, carpeted flooring and double glazed window to front elevation. Glass panelled door accessing Dining Room.

### Dining Room

With two wall mounted radiators, carpeted flooring and double glazed French doors opening to rear patio. The centre piece of the room is feature fireplace with decorative surround.

### Kitchen

Featuring a matte range of base cupboards and eye level units with complimentary wood effect worktops over and a range of integrated appliances including; Oven,hob with accompanying extractor hood, fitted fridge freezer, dishwasher and inset Belfast style sink beneath double glazed window. Under unit lighting and wood effect flooring complete the space.

### Landing

With access to both double Bedrooms and the family Bathroom.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Over stairs cupboard provides valuable fitted wardrobe space.

### Bedroom Two

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

## Bathroom

A stylish three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Inset shelving provides valuable storage whilst wall mounted radiator, oak flooring and double glazed obscured window to rear elevation completes the space.

## 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.



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## 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>		
(55-68) <b>D</b>	<b>54</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	

Telephone: 01773 832355

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