



£165,000

Alfreton Road, Westhouses DE55 5AH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Traditional Semi Detached Home
- Perfect For Access to A38 & M1
- Ideal For Access to Alfreton
- South Facing Rear garden
- Open Plan Living/Dining Area
- Modern Kitchen & Bathroom
- Perfect First Home
- Ideal For Young Families

Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home perfectly positioned for access to Alfreton, Chesterfield & A38 road links. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home perfectly positioned for access to Alfreton, Chesterfield & A38 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance hall, Open plan living/dining room & kitchen to the ground floor with two double bedrooms, one single bedroom and the family bathroom to the first floor.

Externally, the home benefits from impressive south facing rear garden with sizeable entertaining patio/barbeque space forming the ideal area to host or relax. There is further lawn area which houses shed and mature flower bed whilst brick built outhouse provides valuable storage capacity.

Entrance Hallway

Living Room

3.63m x 3.41m (11' 11" x 11' 2")

Dining Room

3.69m x 3.57m (12' 1" x 11' 9")

Kitchen

3.32m x 2.67m (10' 11" x 8' 9")

First Floor

Landing

Bedroom One

4.64m x 3.39m (15' 3" x 11' 1")

Bedroom Two

3.73m x 2.68m (12' 3" x 8' 10")

Bedroom Three

2.70m x 2.33m (8' 10" x 7' 8")

Bathroom

2.15m x 1.75m (7' 1" x 5' 9")

Outside

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.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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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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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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