



£165,000

Station Road, Alfreton DE55 6HN

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- No Upward Chain
- Highly Regarded Village Location
- Garden To Side & Rear
- Traditional Property
- High Ceilings Throughout
- Perfect For Access to A38 & M1

## Property Description

Derbyshire Properties are pleased to present this traditional three bedroom semi detached home with no upward chain to the market. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Kitchen & Utility Room to the ground floor with three Bedrooms and the family Bathroom to the first floor. Externally, the property benefits from enclosed lawned spaces to the side and rear garden forming the ideal area to host or relax.

### Entrance Hall

The property is approached via a traditional front entrance door leading into the hallway, having stairs to the first floor accommodation. Central heating radiator.

### Lounge

With a uPVC double glazed window to the front elevation, central heating radiator. Television point

### Kitchen Diner

Hosting an extensive range of wall and base units with matching work surfaces over, incorporating a stainless steel sink and drainer, built in oven and hob with extractor hood. Central heating radiator and laminate flooring. Breakfast bar provides ideal seating area whilst there is further space for dining table.

### Utility Room

Having plumbing for an automatic washing machine, uPVC side entrance door and uPVC double glazed window to the rear elevation. Central heating radiator.

### Landing

Accessing all three bedrooms and the family bathroom.

### Bedroom One

With a uPVC double glazed window to the front elevation, central heating radiator and television point.

### Bedroom Two

With a uPVC double glazed window to the side elevation, central heating radiator and television point.

### Bedroom Three

With a uPVC double glazed window to the front elevation, central heating radiator and television point.

### Bathroom

Fitted with a three piece suite comprising: panelled bath with shower, low flush WC and wash hand basin. Central heating radiator and uPVC double glazed window.

## Outside

Externally, the property benefits from enclosed lawned spaces to the side and rear garden forming the ideal area to host or relax.

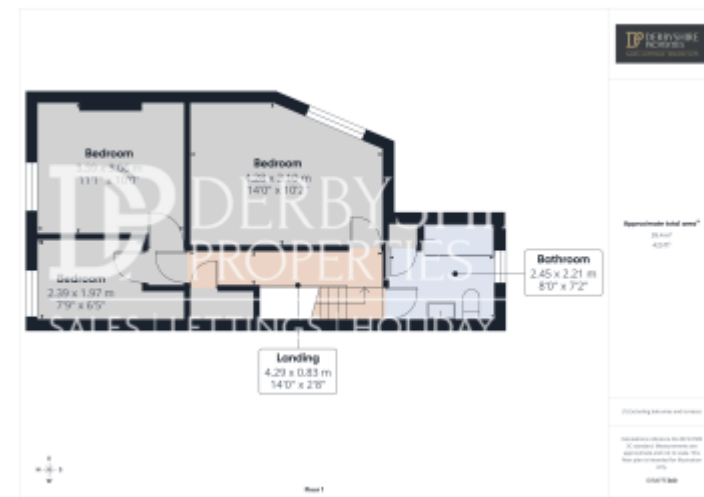
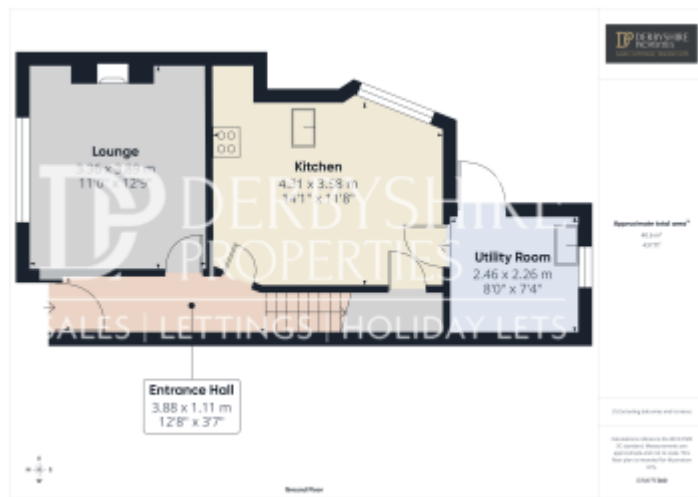
## Council Tax

We understand that the property currently falls within council tax band A, with North East Derbyshire Properties 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>		
(55-68) <b>D</b>	<b>57</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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