



£140,000

Prospect Street, ALFRETON DE55 7GY

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Two Bedroom Home
- Ideal First Home
- Investment Opportunity
- Walking Distance into Alfreton Town Centre
- Perfect For Access to A38 & M1
- Viewing Absolutely Essential
- Owned Solar Panels That Have The Ability To Generate Income

## Property Description

Derbyshire Properties are pleased to present this two bedroom terraced property within walking distance of Alfreton town centre. The home benefits from vacant possession and no upward chain, making the perfect first home or investment purchase. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this two bedroom terraced property within walking distance of Alfreton town centre. The home benefits from vacant possession and no upward chain, making the perfect first home or investment purchase. We recommend an early internal inspection to avoid disappointment.

Internally, the home benefits from Lounge, Dining Room & Kitchen to the ground floor with two impressive double Bedrooms & family Bathroom to the first floor.

Externally, the home boasts private rear garden featuring patio space and sizeable lawn forming the ideal area to host or relax. Brick built outhouse provides valuable garden storage & WC whilst timber fencing secures the area making it ideal for those with pets and young children. The owned solar panels also boast battery back up which creates ability to generate income.

### Lounge

3.57m x 3.40m (11' 9" x 11' 2") Accessed via UPVC door With UPVC double glazed window to front elevation, wall mounted radiator and carpeted flooring. Electric fireplace forms the centre piece of the room.

### Dining Room

3.69m x 3.59m (12' 1" x 11' 9") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Understairs store cupboard providesvaluable storage capacity.

### Kitchen

2.66m x 1.79m (8' 9" x 5' 10") Featuring a range of base cupboards and eye level units with wood effect worktops over and a range of appliances including; Oven,electric hob & stainless steel inset sink. Wood effect flooring extends throughout whilst mini wall mounted radiator, double glazed window to side elevation and UPVC double glazed door opening to side elevation completes the space.

### First Floor

### Landing

### Bedroom One

3.60m x 3.41m (11' 10" x 11' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.71m x 2.74m (12' 2" x 9' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs store cupboard provides valuable

storage capacity.

#### Bathroom

3.68m x 1.79m (12' 1" x 5' 10") A three piece suite comprising; Bath, pedestal handwash basin and low level WC.

#### Outside

Externally, the home boasts private rear garden featuring patio space and sizeable lawn forming the ideal area to host or relax. Brick built outhouse provides valuable garden storage & WC whilst timber fencing secures the area making it ideal for those with pets and young children.

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

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Telephone: 01773 832355

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