



£130,000

Leabrooks Road, Alferton DE55 4HB

Terraced House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Great First Time Buy
- Requiring A Scheme Of Modernisation
- Perfect For Access to A38 & M1
- Walking Distance To Local Amenities & Schools
- Studio/Home Office/Gym Space
- Three Double Bedrooms
- WC & Family Bathroom

Property Description

Derbyshire Properties are pleased to present this three bedroom terraced property to the market. Offering three double bedrooms, the property makes the ideal first time buy or young family home. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom terraced property to the market. Offering three double bedrooms, the property makes the ideal first time buy or young family home. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Lounge, Dining Room, Kitchen & WC to the ground floor with three double Bedrooms & family Bathroom situated to the first floor.

Externally, the home benefits from a wonderfully private rear garden with large patio area and additional lawn space combining to create the ideal area to host or relax. Mature shrubbery & timber fencing borders and secures the space making it ideal for those with pets and young children whilst studio which requires some remedial work but boasts excellent potential for home office, gym or hobby room is situated to the foot pf the garden.

Living Room

4.03m x 3.46m (13' 3" x 11' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Sitting Room

4.02m x 3.61m (13' 2" x 11' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Gas fireplace on raised hearth set in decorative surround forms the centre piece of the room whilst understairs store cupboard provides valuable storage capacity.

Kitchen

3.94m x 2.13m (12' 11" x 7' 0") Featuring an oak range of base cupboards and eye level units with worktops over, tiled splashback covering the space & room for freestanding appliances. Wood effect flooring features throughout whilst wall mounted radiator, double glazed window to side elevation & UPVC double glazed door completes the space.

Downstairs WC

First Floor

Landing

Accessing all three double bedrooms and the family bathroom.

Bedroom One

3.43m x 2.89m (11' 3" x 9' 6") With double glazed window to front elevation, wall mounted radiator & carpeted flooring. Fitted wardrobe units provide valuable storage

capacity.

Bedroom Two

4.37m x 2.43m (14' 4" x 8' 0") With double glazed window to front elevation, wall mounted radiator & carpeted flooring.

Bedroom Three

3.62m x 2.08m (11' 11" x 6' 10") With double glazed window to rear elevation, wall mounted radiator & carpeted flooring.

Bathroom

2.30m x 1.84m (7' 7" x 6' 0") A tiled three piece suite including; Bath with electric shower over, pedestal handwash basin & low level WC. Tiled flooring runs throughout whilst fitted airing cupboard provides a wealth of storage whilst also housing radiator.

Outside

Externally, the home benefits from a wonderfully private rear garden with large patio area and additional lawn space combining to create the ideal area to host or relax. Mature shrubbery & timber fencing borders and secures the space making it ideal for those with pets and young children whilst studio which requires some remedial work but boasts excellent potential for home office, gym or hobby room is situated to the foot of the garden.

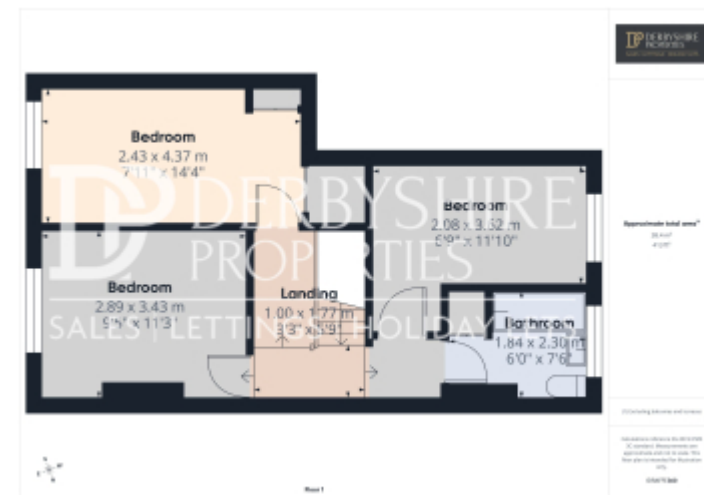
Council Tax

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.





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

Telephone: 01773 832355

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