



£185,000

Alberta Avenue, Selston NG16 6GN

Semi-Detached Bungalow | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Well Presented Semi Detached Bungalow
- Lounge/Diner & Modern Fitted Kitchen
- Three Bedrooms & Bathroom
- Gas Central Heating and Double Glazing
- Driveway and Garage
- Viewing Essential To Appreciate Decor And Presentation
- No Chain/Vacant Possession

## Property Description

Derbyshire Properties offer For Sale this beautifully presented and modernised three bedroom Semi Detached Bungalow. Delightful garden, driveway and Garage. No Upward Chain/ Vacant Possession.

## Main Particulars

A beautifully appointed and maintained Semi Detached Bungalow enjoying a popular location close to local amenities and offered with No Chain/Vacant Possession.

Accommodation comprises an Entrance Hall, modern fitted Kitchen, a Lounge/Dining Room, Three Bedrooms and a Bathroom.

Driveway, single garage and a delightful rear garden with decked patio.

Viewing is essential to appreciate quality, presentation and decor.

### Entrance Porch

Having a UPVC double glazed entrance door and access provided to the Lounge/Dining

### Lounge/Dining Room

17'2 x 12'11 (5.25m x 3.94m)

Having a feature fireplace with marble effect hearth housing an electric fire. There is a central heating radiator and a UPVC double glazed bay window with leaded glass feature.

### Kitchen

9'8 x 7'6 (2.97m x 2.30m)

Appointed with a range of cupboards, drawers and eye level units with a complimentary work surface over incorporating a sink/drainage unit with mixer tap. Integrated appliances include an electric hob, AEG extractor with light, a double oven and there is plumbing for an automatic washing machine. There is also an integrated fridge/freezer. Having under lighting to the units, a UPVC double glazed window to the front with a leaded glass insert, a tile effect floor and a UPVC double glazed door to the side with leaded glass feature.

### Bedroom One

13'0 x 9'3 (3.98m x 2.83m)

With a radiator and UPVC double glazed window to the rear garden

### Bedroom Two

9'10 x 8'5 (3.01m x 2.57m)

With a radiator and a UPVc window to the rear

#### Bedroom Three

9'10 x 6'11 (3.00m x 2.13m)

With a radiator and a UPVc window to the rear

#### Bathroom

5'11 x 5'4 (1.82m x 1.64m)

Appointed with a three-piece modern white suite comprising a paneled 'P' shaped bath with curved shower screen and mains fed shower over, a low flush WC and a pedestal wash hand basin with full marble effect tiling to the floor and walls. There is heated towel rail and a UPVC double glazed window

#### Outside

To the front of the property there is a block paved driveway which provides off-road parking and leads to a single garage with up and over door lights and power. There is a lawned garden with well stocked beds to the side. Having a block paved pathway which leads to the front door and the side of the bungalow. The rear garden comprises a paved patio with steps leading to a lawn garden with central path. To the rear of the garden is a modern decked patio with glass balustrade to the surround and a garden shed.

#### Please Note

There are Solar Panels to the roof. We are currently awaiting information on these.

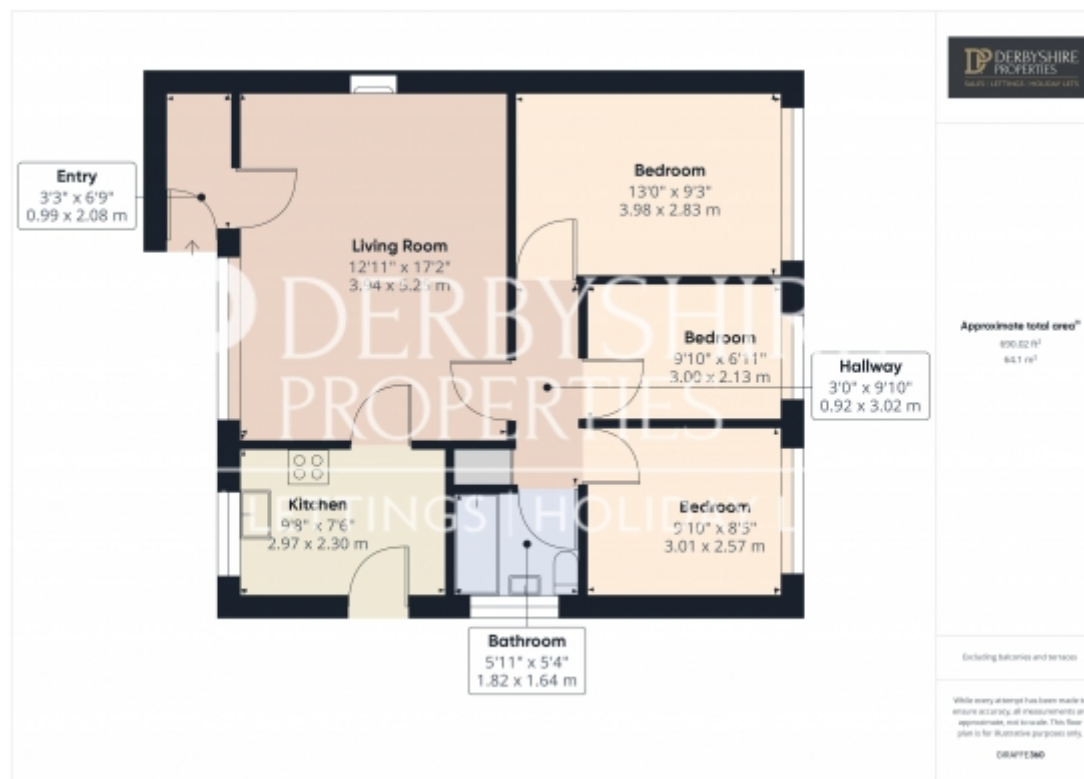
#### Council Tax

We understand that the property currently falls within council tax band B, with Ashfield 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.
- 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 © 2024 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>	94	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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