



£115,000

Alfreton Road, Pye Bridge DE55 4PB

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Investment Opportunity
- Viewing Highly Recommended
- Ideal for access to A38 & M1
- Great First Time Buy

## Property Description

Derbyshire Properties offer 'For Sale' this two bedroom terrace house ideally located between Alfreton and Selston. With easy access to the A38 and M1, the property would be perfect for first time buyers, those looking to downsize or investors. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties offer 'For Sale' this two bedroom terrace house ideally located between Alfreton and Selston. With easy access to the A38 and M1, the property would be perfect for first time buyers, those looking to downsize or investors. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room and Kitchen to the ground floor with two double Bedrooms and the family Bathroom to the first floor.

Externally, the property has a frontage that sets the property back from the road and provides a degree of storage space, whilst also benefitting from sizeable rear garden consisting of patio area and lawned space all of which enclosed by timber fencing.

### Lounge

3.46m x 3.43m (11' 4" x 11' 3") Accessed via UPVC double glazed door to front elevation, with mini wall mounted radiator, exposed brick fireplace, double glazed window to front elevation and carpeted flooring.

### Dining Room

3.43m x 3.45m (11' 3" x 11' 4") With wall mounted radiator, understairs storage recess and carpeted flooring. Double glazed French doors access rear enclosed garden whilst carpeted stairs rise to first floor.

### Kitchen

3.10m x 1.75m (10' 2" x 5' 9") Featuring a range of base cupboards and eye level units with complimentary wood effect worktops integrating inset stainless steel sink. Tiled splashback covers all units whilst double glazed windows to rear and side elevation complete the space.

### Landing

With access to Bedrooms one and two as well as the family Bathroom, the carpeted space also hosts wall mounted radiator.

### Bedroom One

3.46m x 3.41m (11' 4" x 11' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.46m x 2.54m (11' 4" x 8' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Bedroom two comes with the benefit of over stairs storage cupboard.

### Bathroom

3.10m x 1.72m (10' 2" x 5' 8") A three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. Tiled splashback covering bath and handwash basin, wall fitted extractor unit, wall mounted radiator and double glazed obscured window to rear elevation complete the space.

## Outside

Externally, the property has a frontage that sets the property back from the road and provides a degree of storage space, whilst also benefitting from sizeable rear garden consisting of patio area and lawned space all of which enclosed by timber fencing.

## Council Tax

We understand that the property currently falls within council tax band A, 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.





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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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