

Peel Street
South Normanton Alfreton

burchell edwards

Peel Street
South Normanton Alfreton DE55 2DE

for sale offers in the region of
£110,000







Property Description

Offered for sale with no onward chain, this well-presented three-bedroom terraced property is ready to move straight into, making it an ideal purchase for first-time buyers, families or investors alike. Benefitting from a replacement roof installed in 2022 and new carpets throughout, the property has been well maintained and provides comfortable accommodation with immediate availability.

The accommodation comprises an entrance into the first reception room, leading through to a second reception room, creating versatile living and dining space. To the rear of the property is the fitted kitchen, together with the family bathroom completing the ground floor layout.

To the first floor are three bedrooms, offering flexible accommodation for a growing family, those working from home or visiting guests.

Externally, the property enjoys a forecourt frontage, whilst to the rear there is an enclosed garden providing space for outdoor seating, entertaining and general enjoyment.

The property is conveniently positioned close to a range of local amenities including shops, pubs, takeaways and schooling, together with excellent transport links providing straightforward access to the M1 motorway and A38, making it ideal for commuters.

Early viewing is highly recommended to appreciate the accommodation on offer.

Lounge

Having newly fitted carpet, radiator, ceiling light and UPVC window and UPVC door to the front elevation.

Dining Room

Having newly fitted carpet, radiator, ceiling light and UPVC window to the rear elevation.

Kitchen

Having a range of fitted wall and base units with work surfaces over, inset sink and drainer, integrated four ring gas hob, extractor hood over, electric oven, plumbing for a washing machine, splashback tiling, wall mounted central heating boiler, a radiator and double glazed window and entrance door to the side elevation.

Bathroom

Having a fitted bath, WC, hand-wash basin tiled walls, a radiator and double glazed window..

First Floor Landing

Having carpet and a ceiling light.

Bedroom One

Having newly fitted carpet, radiator, ceiling light and UPVC window.

Bedroom Two

Having newly fitted carpet, radiator, ceiling light and UPVC window.

Bedroom Three

Having newly fitted carpet, radiator, ceiling light and UPVC window.

Outside

To the front of the property is a small fore court garden.
To the rear the garden has a patio area, steps up to a laid lawn section and enclosed with fenced boundaries.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.
















LOGIC +



Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: B

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP208275

The Property Ombudsman

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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