

hall & benson

Wood Street
Alfreton

Wood Street
Alfreton DE55 7JW

for sale offers over
£150,000







Property Description

Situated on the outskirts of the town centre is this well maintained and presented home, this turn-key ready home is perfect for first time buyers. The generous accommodation has reception lounge, the focal point of the room being a multi fuel stove, the dining room has feature fire surround and open grate fire. The kitchen, fitted with wall and base units has a quarry tile floor and some integrated appliances.

To the first floor are two bedrooms and family bathroom with four piece suite. To the second floor is the attic room offering versatile use. Externally, the rear of the property has a garden area with a separate patio, perfect for entertaining and socialising.

The property is located in a prime position, being perfectly located for Alfreton town centre, and for those needing to commute, Alfreton train station, the A38 or the M1 motorway. Viewing is recommended to appreciate the accommodation on offer.

Reception Lounge

This cosy reception lounge has a multi fuel burning stove, laminate style floor and window and door to the front elevation.

Dining Room

This second reception room has a feature Adam style fire place with open grate fire, radiator and stairs to first floor accommodation. A window overlooks the rear elevation.

Kitchen

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer sink unit. Integrated four ring electric hob and oven with extractor hood over. Complementary tile splash backs, quarry tile floor and window to the side. Entrance door to the rear.

Landing

Access to the second floor, radiator and access to all rooms.

Bedroom One

Window to the front, radiator, ceiling coving and wooden floor.

Bedroom Two

Window to the rear and radiator.

Bathroom

This family bathroom has four piece suite including a panel bath, walk in shower cubicle, low flush wc and wash hand basin. Complementary tiling to the walls and window to the rear.

Attic Room

This attic room has laminate style floor and sloping ceilings.

Outside

Externally, the rear of the property has a garden area being laid to lawn with patio area.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.








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Total floor area 97.1 m² (1,045 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

To view this property please contact Hall & Benson on

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22A High Street
ALFRETON DE55 7BN

EPC Rating: E

Council Tax Band: A

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF104599

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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