

hall & benson

Beech Avenue
Alfreton

Beech Avenue
Alfreton DE55 7EW

for sale
£155,000







Property Description

Hall and Benson are delighted to offer for sale this two bedroom semi-detached property located in the very popular Beech Avenue , Alfreton. Having both excellent road network links and being within easy reach of Alfreton town centre , Alfreton train station and close to popular local schools. The well loved accommodation briefly comprises; hallway,lounge, breakfast kitchen and utility room to the ground floor. To the first floor enjoys two double bedrooms and a shower room. The front of the home has a driveway providing off-road parking and a mature garden area. The rear of the home enjoys a fully enclosed rear garden which is mainly laid to lawn.

Agent Note-

This is a steel frame property.

Hall

The home is entered via a front entrance door into the hall with stairs rising to the first floor and door leading to;

Lounge

With a UPVC double glazed window to the front elevation, a feature fireplace, gas central heating radiator, carpet flooring and ceiling light.

Breakfast Kitchen

With two UPVC double glazed windows to the rear elevation and fitted with a matching range of wall and base units. Incorporating a sink drainer unit, electric double oven and gas hob with extractor hood over. Space for white goods, wood effect vinyl flooring, gas central heating radiator and ceiling light.

Utility Area

With a UPVC double glazed window to the rear elevation, UPVC door to the rear garden, gas central heating radiator, boiler and space for white goods.

Landing

With loft hatch access and doors leading to;

Bedroom One

With a UPVC double glazed window to front elevation, gas central heating radiator, carpet flooring and ceiling light.

Bedroom Two

With a UPVC double glazed window to rear elevation, gas central heating radiator, carpet flooring and ceiling light.

Shower Room

Fitted with a low level W/C, pedestal wash hand basin, shower cubicle with electric shower over, UPVC double glazed window to the rear elevation and gas central heating radiator.

Outside

The front of the home enjoys a driveway providing off-road parking with path leading down the side of the property and having mature well stocked border. The rear of the home has an enclosed rear garden which is mainly laid to lawn with pathway, timber garden shed and mature shrubs. Offered for sale with no upward chain. Viewing essential.

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.







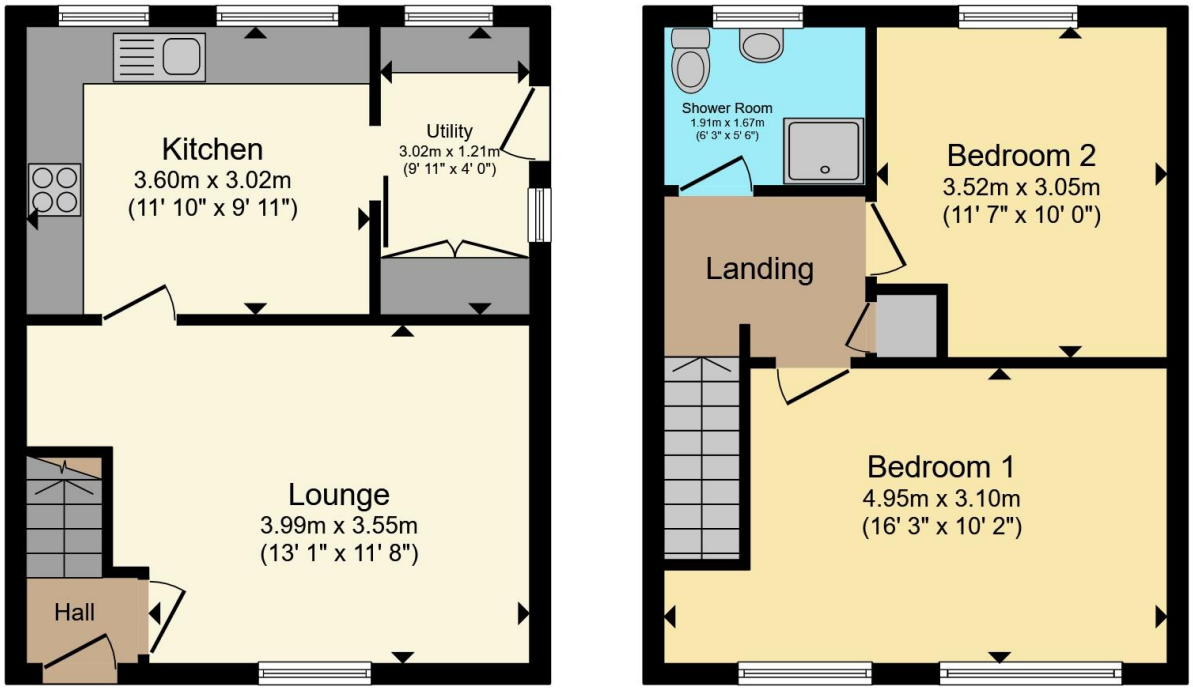












Ground Floor **First Floor**

Total floor area 70.3 m² (757 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: D

Council Tax Band: A

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF103667

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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