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Alfreton Road, Westhouses £115,000

- TRADITIONAL SEMI DETACHED HOME
- IN NEED OF REFURBISHMENT
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- NO UPWARD CHAIN
- ENERGY RATING AWAITED



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to bring to the market this traditional semi detached home which is in need to renovation to bring the house up to modern day standards. The property has an electric central heating system and double glazing where specified. We would strongly recommend viewing to a builder/developer as the house has a great deal of potential. Briefly the accommodation comprises: Entrance porch, entrance hall, lounge, separate dining room, rear lobby and fitted kitchen. To the first floor there are three bedrooms and a bathroom. To the outside there is a generous garden to the rear with lawn, borders and views over the countryside.

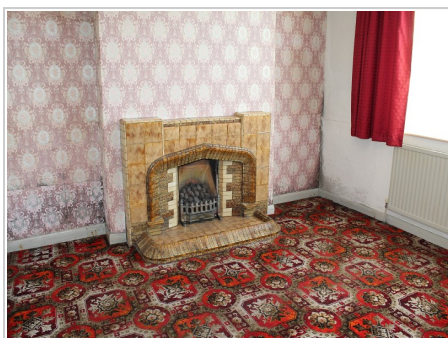
Accommodation

Entrance Porch

With double glazed door to the front elevation and door to the hallway.

Entrance Hall

With door to the porch, telephone point, central heating radiator and stairs rising to the first floor accommodation.



Lounge (11' 11" x 11' 04") or (3.63m x 3.45m)

With double glazed window to the front elevation, window to the dining room, central heating radiator, cornice and feature tiled fireplace with coal effect fire.



Dining Room (12' 02" x 11' 11") or (3.71m x 3.63m)

With the focal point to the room being the Adams style feature fireplace with coal effect fire, coving to the ceiling and central heating radiator.

Rear Lobby

With double glazed door to the side elevation.



Kitchen (9' 05" x 9' 0") or (2.87m x 2.74m)

Plus recess. With wall and base cupboards and drawers, work surface, complementary tiling to the walls, stainless steel sink unit, appliance space, double glazed window to the rear elevation and pantry with light. The focal point to the kitchen is the feature fireplace for an electric fire.

Landing

With access to the loft space and built in cupboard.



Master Bedroom (15' 04" x 11' 04") or (4.67m x 3.45m)

This is a good sized bedroom with two double glazed windows to the front elevation and two central heating radiators.

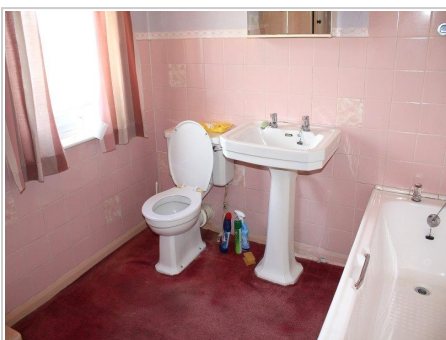


Bedroom 2 (12' 03" x 9' 0") or (3.73m x 2.74m)

With double glazed window to the rear elevation, TV aerial connection point and central heating radiator.

Bedroom 3 (7' 03" x 6' 0") or (2.21m x 1.83m)

With double glazed window to the side elevation.



Bathroom

With white three piece suite which comprises: panel bath, low level WC, pedestal wash hand basin, complementary tiling, airing cupboard, central heating radiator and double glazed window to the rear elevation.



Outside

The rear garden is of a good size and has a lawn with borders and a concrete pathway. To the front there is a boundary wall.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax


Band A

Directions

For Satellite Navigation the Post Code is DE55 5AH



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.