



£170,000

MILL FARM DRIVE | TIBSHELF | ALFRETON | DE55 5QQ

BuckleyBrown
ESTATE AGENTS

YOUR PERFECT FIRST HOME!.. We welcome you to this excellent two bedroom semi-detached house positioned in the popular area of Tibshelf, Alfreton. This property is move-in ready and would make the perfect home for first time buyers. The accommodation comprises of neutral fixtures and fittings making it easy to add your own style. We can't wait to show you around!

Upon entry, you will be welcomed to the lovely kitchen. This comes complete with a range of units and cabinetry, an inset sink, an integrated oven and not to mention the space for additional appliances, everything you need to cook meals! Next, you will find the spacious lounge which hosts plenty of space for all of your homely furnishings. Complemented seamlessly with patio doors, bringing the outside inside. Finally the ground floor presents you with a handy downstairs WC.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, From the landing, you'll discover two generous sized bedrooms, both of which offer a great deal of space and flexibility to add your own stamp. The bathroom hosts a modern three piece suite with a hand wash basin, low flush WC and bath with shower over. This property has been lovingly maintained and would make the perfect investment!

Heading outside, you will find an extensive lawn with patio seating area and fence surround offering a degree of privacy. There is also a private driveway to the front of the property allowing for off road parking. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

With access to;

Kitchen 9'0" x 12'0"

Complete with a range of matching gloss cabinets, inset sink and drainer, integrated appliances and a window to the front elevation.

WC

Fitted with a hand wash basin and low flush WC.

Living Room 11'10" x 13'0"

Spacious room fitted with patio doors giving access to the rear garden.

Landing

With further access to;

Bedroom One 8'9" x 13'0"

With carpeted flooring, central heating

radiator and a window to the rear elevation.

Bedroom Two 8'3" x 13'0"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Bathroom 6'6" x 6'7"

Three piece suite included with a hand wash basin, low flush WC and a bath. With a window to the side elevation.

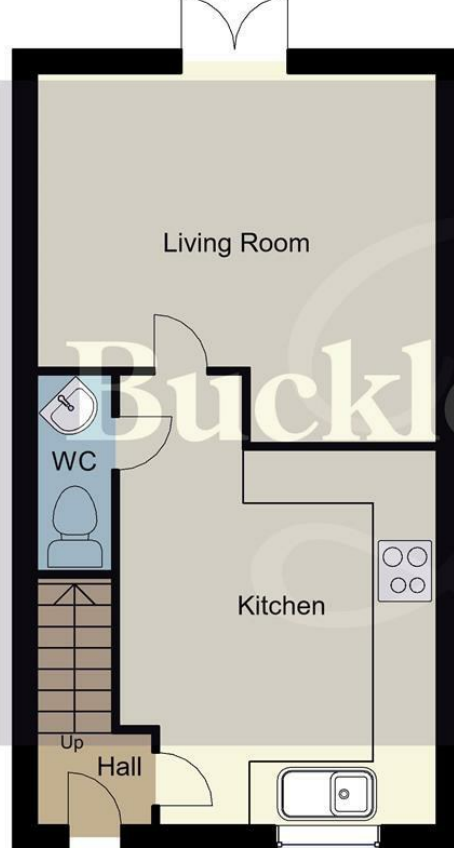
Outside

Low maintenance frontage with gated area and private driveway. Lengthy garden to the rear which is mainly laid to lawn with a patio seating area and fence surround.

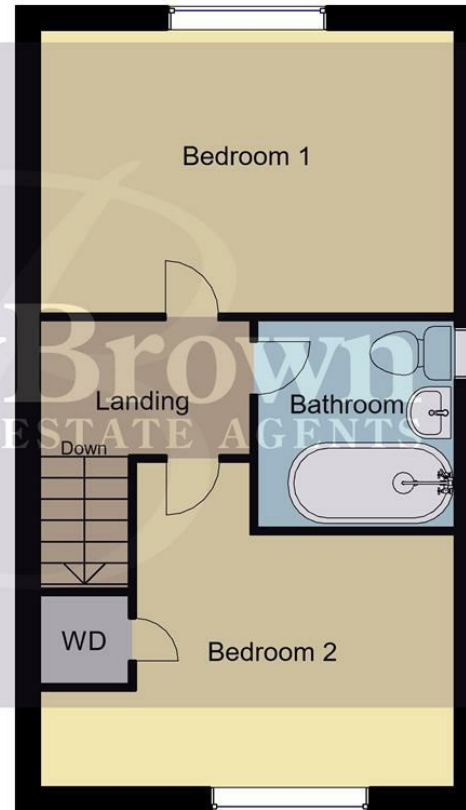




Ground Floor
32 sq.mt / 344.44 sq.ft
Approx



First Floor
33 sq.mt / 355.20 sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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