



High Street, Stonebroom, Alfreton, Derbyshire DE55 6JT

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£90,000

PINEWOOD



High Street Stonebroom Alfreton Derbyshire DE55 6JT

£90,000

2 bedrooms
1 bathroom
1 reception

- NO CHAIN - WOULD IDEALLY SUIT FIRST TIME BUYER OR INVESTOR
- SEMI RURAL POSITION AND FAR REACHING COUNTRYSIDE VIEWS TO REAR
- SOUTH FACING AND FULLY ENCLOSED REAR GARDEN WITH PATIO, LAWN AND TWO SHEDS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - EPC RATED C
 - SHORT DRIVE TO THE PEAK DISTRICT NATIONAL PARK
- EASY ACCESS TO THE M1 MOTORWAY NETWORK - NOTTS, DERBY AND SHEFFIELD
- CLOSE TO THE TOWNS OF ALFRETON, CLAY CROSS AND CHESTERFIELD
- MODERN KITCHEN DINER WITH UNDERSTAIRS STORE - POTENTIAL FOR BREAKFAST BAR TO BE ADDED
- LOFT ROOM/OCCASIONAL ROOM - POTENTIAL TO CONVERT TO BEDROOM (STPP)
- DAMP PROOFING COMPLETED 23/08/2024 - 10 YEAR WARRANTY



NO CHAIN - PERFECT FOR FIRST TIME BUYERS AND INVESTORS

Nestled on the charming High Street in Stonebroom, Alfreton, Derbyshire, this delightful terraced house is a gem waiting to be discovered. As you step inside, you are greeted by a cosy living room, a well-appointed kitchen diner, and a convenient utility/garden room on the ground floor. Ascend to the first floor to find two generously sized bedrooms and a family bathroom.

Recently renovated with a new damp proof course, two smart meters, new flashing and new plastering, this home exudes a fresh and modern feel. The added bonus of a 10-year warranty on the damp proofing ensures peace of mind for years to come.

Step outside to the rear of the property and be captivated by the paved patio area, lawned space, and two sheds, all complemented by picturesque rural views. The south-facing, fully enclosed garden is a tranquil oasis, perfect for relaxing or entertaining guests.

Conveniently located close to local amenities and with no chain, this property is ideal for both investors and first-time buyers. Situated near the towns of Alfreton, Clay Cross, and Chesterfield, you'll have everything you need within easy reach.

Enjoy the semi-rural setting while having quick access to the M1 motorway network connecting you to Nottingham, Derby, and Sheffield. The modern kitchen diner with an under stairs store adds practicality, with space to add a breakfast bar and the loft/occasional room may present an opportunity for conversion into an additional bedroom (subject to planning permission).

Don't miss the chance to make this charming terraced house your new home. Viewing is highly recommended to fully appreciate the warmth and potential this property has to offer. Gas Central Heating (Combi boiler) and uPVC Double Glazing.

LIVING ROOM

12'9" x 11'11" (3.90 x 3.64)

The property is entered into the living room with decorative fire, newly plastered walls, radiator and uPVC window.

KITCHEN DINER

15'2" x 11'11" (4.64 x 3.64)

The kitchen diner has newly plastered walls, under stairs storage, radiator, range of drawers, wall and base units with a complimentary laminated worktop and sink, space for a cooker, space/plumbing for a washing machine and fire place, With space to add more units or breakfast bar seating.

UTILITY ROOM

8'2" x 5'0" (2.51 x 1.53)

This useful room has a range of kitchen units, complementary laminated worktop and space for a tall fridge freezer. A uPVC door leads the rear garden.

BEDROOM ONE

12'9" x 11'11" (3.90 x 3.64)

This is a double bedroom to the front aspect with a range of built in wardrobes/storage, carpet, radiator and uPVC window.

BEDROOM TWO

12'1" x 8'8" (3.70 x 2.65)

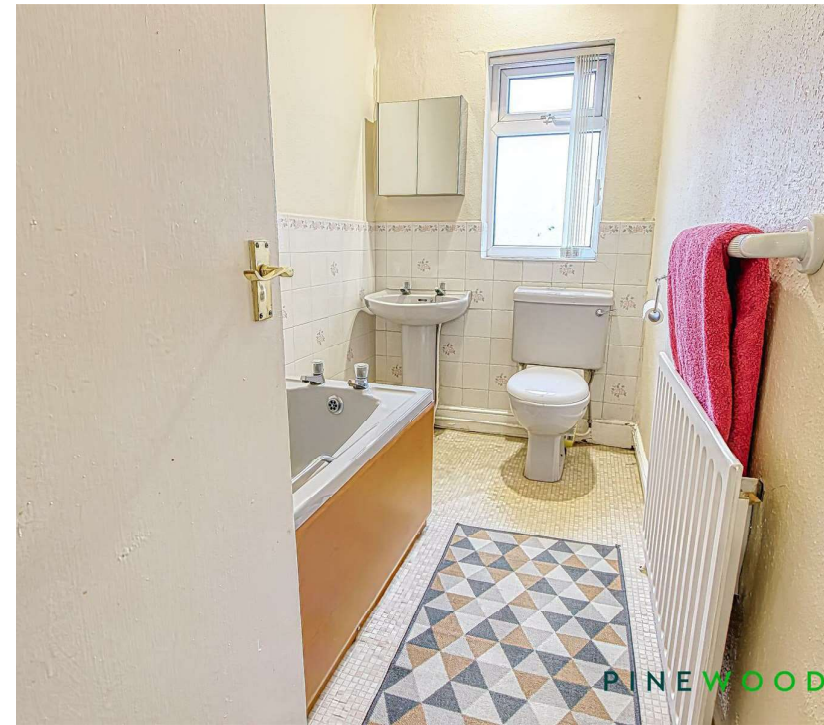
This is a single bedroom to the rear aspect with carpet, built in storage cupboard, radiator and views over the rear garden and countryside.

LOFT/OCCASIONAL ROOM

12'9" x 11'10" (3.89 x 3.61)

Accessed from bedroom two, with uPVC Velux window.

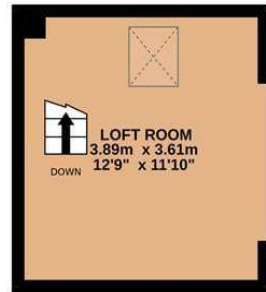
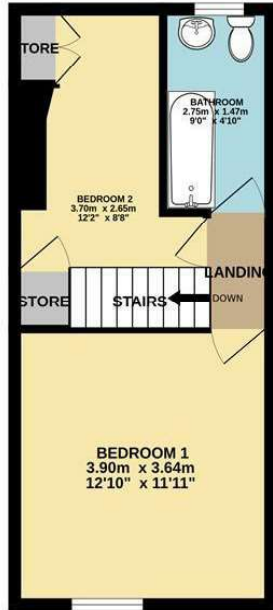
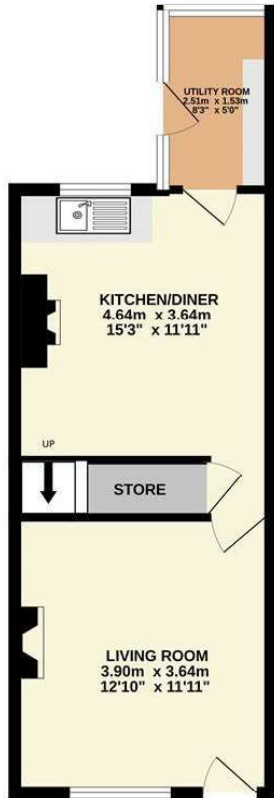
PLEASE NOTE: Access to this room is via non fixed stairs from bedroom two. There may be potential to make this room into a useable space. (stpp)



GROUND FLOOR
33.7 sq.m. (363 sq.ft.) approx.

1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.

2ND FLOOR
13.8 sq.m. (148 sq.ft.) approx.



TOTAL FLOOR AREA : 77.2 sq.m. (831 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12-14)	A		
(15-17)	B		
(18-20)	C		
(21-23)	D		
(24-26)	E		
(27-29)	F		
(30-32)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BATHROOM

9'0" x 4'9" (2.75 x 1.47)

The bathroom has a suite comprising of a bath, cistern w.c and a pedestal hand basin with chrome taps, radiator and uPVC frosted window,

OUTSIDE

To the front on street parking is available, to the rear is a south facing and fully enclosed landscaped garden with patio, lawn and two sheds.

GENERAL INFORMATION

TOTAL FLOOR AREA: 831.00 sq ft / 77.2 sq m

TENURE: FREEHOLD

COUNCIL TAX BAND A

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

EPC RATED C

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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