



Derby Road
Swanwick Alfreton



Property Description

*** GUIDE PRICE - £145,000 - £155,000
***Hall & Benson are delighted to offer this two bedroom mid terrace property in the sought after area of Swanwick, ideal for first time buyers or investors alike, with accomodation briefly comprising of dining room, lounge, and fitted kitchen to the ground floor, with two double bedrooms and a family bathroom to the first floor. Externally the property benefits from a driveway to the front to provide off road parking and an enclosed rear garden. Located close to range of local amenities with excellent transport links providing easy access to the M1/A38. Viewing is highly recommended.

Dining Room

11' 5" x 11' 2" (3.48m x 3.40m)
window to the front elevation, feature fireplace, radiator

Lounge

11' 5" x 11' 8" (3.48m x 3.56m)
carpet, feature fireplace, radiator, window to the rear elevation

Kitchen

6' 6" x 19' (1.98m x 5.79m)
Fitted kitchen comprising of wall and base units, gas hob and electric oven, window to rear elevation

First Floor Landing

Bedroom One

11' 5" x 11' 8" (3.48m x 3.56m)
carpet, window to front elevation, radiator

Bedroom Two

8' 2" x 11' 8" (2.49m x 3.56m)
carpet, window to rear elevation, radiator

Bathroom

comprising of shower cubicle, panel bath, w/c and basin, window to rear elevation

External

The front of the property benefits from a driveway providing off road parking, the rear benefits from an enclosed garden









EPC Rating: D

Tenure: Freehold

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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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