



West End Close
Alfreton



Property Description

Hall & Benson are delighted to present this two bedroom first floor maisonette with accomodation briefly comprising of entrance hall with stairs leading to the central landing, fitted kitchen with window overlooking the rear garden, two double bedrooms, spacious lounge diner and bathroom. Externally the property has a steps to access the front door and a garden located to the rear mostly laid to lawn with a decked seating area and outbuilding for storage. Located close to local amenities with excellent transport links providing easy access to the M1/A38. Viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hall

with stairs leading to the central landing

First Floor Landing

Kitchen

9' 4" x 9' 7" (2.84m x 2.92m)

fitted kitchen comprising of wall and base units with integrated electric oven and hob, tiled flooring, radiator, windows to side and rear elevation

Lounge

12' 9" max x 17' 9" max (3.89m max x 5.41m max)

carpet. windows to front elevation, feature fireplace, two radiators.

Bedroom One

12' 10" x 10' 9" max (3.91m x 3.28m max)
carpet, window to rear elevation, radiator

Bedroom Two

12' 9" x 9' 4" (3.89m x 2.84m)
carpet, window to front elevation, radiator

Bathroom

three piece suite comprising of panel bath with shower over, w/c and wash hand basin, window to rear elevation

External

the rear garden is mostly laid to lawn with decked seating area and outbuilding for storage









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.focalagent.com

To view this property please contact Hall & Benson on

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EPC Rating: C

view this property online hallandbenson.co.uk/Property/ALF102810

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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