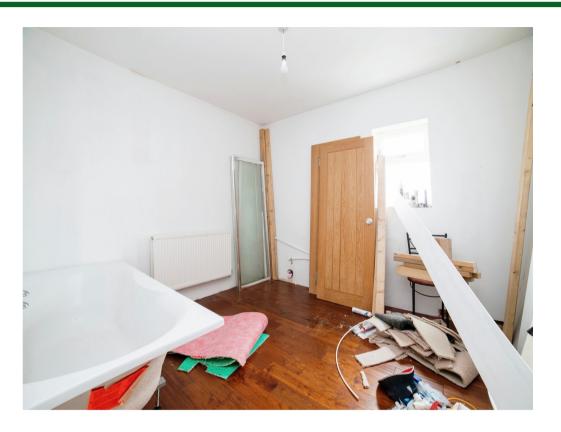




Park Lane House Park Lane Shirland Alfreton

# Park Lane House Park Lane Shirland Alfreton DE55 6AX







# **Property Description**

Hall & Benson are pleased to present this partially renovated four bedroom detached property located in the sought after village of Shirland. With accomodation briefly comprising of entrance hall, 3 reception rooms and study to the ground floor, with 3 bedrooms with ensuite to bedroom one to the first floor. The property in situated on a good size plot with lots of potential for renovation, Located in the rural setting of Shirland, this property is a short drive away from local amenities and Alfreton Town Centre, benefitting from easy access to the excellent transport links. Viewing is highly recommended to see the potential this property has to offer. \*\*\*VIEWING IS BY APPOINTMENT ONLY\*\*\*

#### **Entrance Hall**

## Lounge

12' 5" x 12' 4" ( 3.78m x 3.76m )

# **Dining Room**

12' 5" x 12' 1" ( 3.78m x 3.68m )

# **Reception Room Three**

13' 1" x 19' (3.99m x 5.79m)

# Study

Kitchen

# **First Floor Landing**

### **Bedroom One**

Irregular Shaped Room x (x)

### **Ensuite**

#### **Bedroom Two**

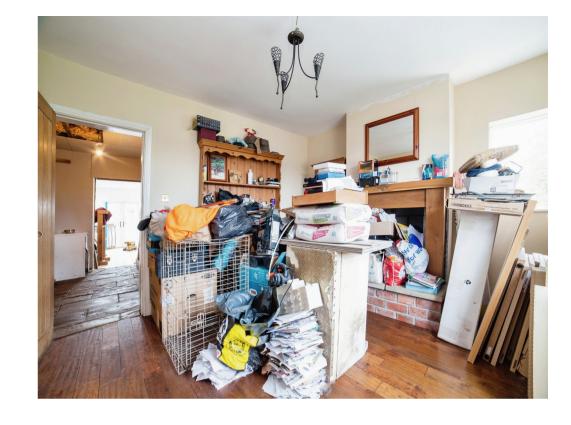
12' 5" x 12' 1" ( 3.78m x 3.68m )

#### **Bedroom Three**

12' 5" x 12' 1" + Recess ( 3.78m x 3.68m + Recess )

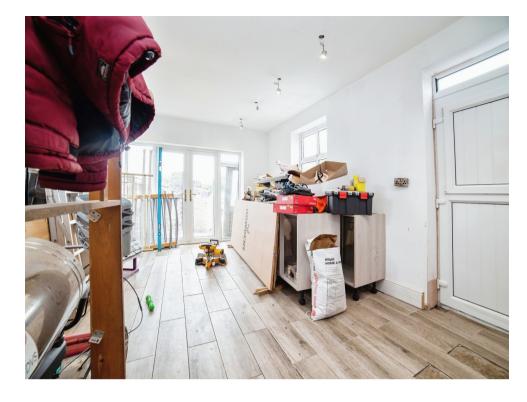
#### Bathroom

#### External

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



Tenure: Freehold

**EPC Rating: D** 

view this property online hallandbenson.co.uk/Property/ALF102753

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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.