



Albert Street
South Normanton Alfreton



Property Description

Hall and Benson are delighted to offer for sale this modern two double bedroom semi detached house.

Entrance Hall

With doors leading to-

Breakfast Kitchen

7' 10" x 14' 10" (2.39m x 4.52m)

Fitted with a modern range of wall and base units incorporating a gas hob with electric oven and extractor fan over With UPVC double glazed windows to the front and side elevation and radiator.

Lounge

15' 10" x 12' 5" (4.83m x 3.78m)

With French doors and window to the rear elevation and radiator.

Bedroom One

With UPVC double glazed window to the front elevation, radiator and built in storage cupboard.

En Suite

Fitted with a low level WC, pedestal wash hand basing and shower cubicle. With UPVC double glazed window to the front elevation and heated towel rail.

Bedroom Two

14' 10" x 9' 11" (4.52m x 3.02m)

With UPVC double glazed window to the rear elevation and radiator.

Bathroom

With a paneled bath with shower over, low level WC, pedestal wash hand basin and heated towel rail.

Outside

The front of the home has a driveway and forecourt garden.

The rear of the home has and enclosed rear garden with paved patio and lawned garden area.









EPC Rating: B

Tenure: Freehold

view this property online [hallandbenson.co.uk/Property/ALF102908](https://www.hallandbenson.co.uk/Property/ALF102908)

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.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF102908 - 0002