



hall &
benson

Gladstone Street
South Normanton Alferton

Gladstone Street South Normanton Alferton DE55 2DF

for sale offers over
£150,000



Property Description

Hall and Benson are delighted to offer to sale this two double bedroom end terrace property located in South Normanton, having off-road parking and an enclosed rear garden. The accommodation in brief; lounge with log burning stove, dining room with back boiler and multi fuel stove, kitchen and downstairs shower room. To the first floor there are two double bedrooms and a family bathroom. Outside the enclosed rear yard leads to the driveway which intern has a further enclosed lawned garden area.

Lounge

13' 2" x 10' 11" (4.01m x 3.33m)

With a UPVC front door and a UPVC double glazed window to the front elevation and UPVC double glazed window to the side elevation. Tiled flooring, central heating radiator and log burning stove.

Dining Room

13' 2" x 11' 11" (4.01m x 3.63m)

With UPVC double glazed windows to the rear and side elevation, tiled flooring, central heating radiator and multi fuel fire serving the back boiler.

Kitchen

9' 4" x 5' 11" (2.84m x 1.80m)

With a UPVC double glazed window to the side elevation and a UPVC door to the rear garden. Fitted with a matching range of modern wall and base units with complementary worktop , incorporating a sink drainer unit , electric fan assisted oven with in

built microwave, electric hob with extractor fan over.

Shower Room

Fitted with a low-level W/C, wash hand basin with vanity unit under, shower cubicle with mains shower and a vertical radiator.

Landing

With a UPVC double glazed window to the side elevation.

Bedroom One

13' 2" x 11' 11" (4.01m x 3.63m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator, laminate flooring and storage cupboard.

Ensuite

Fitted with a modern attractive white three piece suite with a slipper bath, low level W/C, vanity unit with wash hand basin, laminate flooring and central heating radiator,

Bedroom Two

11' 10" x 12' (3.61m x 3.66m)

With a UPVC double glazed window to the front elevation , central heating and laminate flooring.

Outside

The front of the home is approached by a pathway with a walled fore garden, The rear of the home has an enclosed rear yard area with outside tap , power and light. With gated access to the driveway providing ample off-road parking and further gated access to an enclosed rear garden area mainly laid to lawn with a paved patio area and pergola.









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

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: F Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103393

Tenure: Freehold



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: ALF103393 - 0005