



St. Leonards Place
Shirland ALFRETON



Property Description

Hall and Benson are delighted to offer for sale this two double bedroom mid town-house located in the popular village of Shirland. Having off-road parking , excellent road network links , being close to local amenities and on the edge of the Derbyshire countryside. The accommodation in brief - entrance hall, lounge, dining room, and kitchen. To the first floor are two double bedrooms and a bathroom. Outside the home has the benefit of off-road parking to the front of the home and an enclosed rear garden.

Hallway

The home is entered by a composite front entrance door into the hallway , having stairs rising to the first floor and doors leading to-

Lounge

17' 11" x 10' (5.46m x 3.05m)

With UPVC double glazed windows to the front and rear elevation, gas central heating radiator , laminate flooring and fireplace with feature gas fire.

Dining Room

9' 8" x 11' 8" (2.95m x 3.56m)

With a UPVC double glazed window to the front elevation , gas central heating radiator , tiled floors and picture rail.

Kitchen

14' 11" x 8' 5" (4.55m x 2.57m)

Fitted with a matching range of wall and base

units with complementary granite roll top work surface , incorporating a one and a half bowl sink drainer unit with mixer tap over. Dishwasher, washing machine , fridge freezer , integrated microwave ,gas hob with electric fan assisted oven. Under stairs storage cupboard, tiled flooring and a UPVC double glazed window to the rear garden.

Landing

With loft hatch access and doors leading to-

Loft

with folding ladder to boarded-out attic with electric lighting.

Bedroom One

17' x 10' 11" (5.18m x 3.33m)

With UPVC double glazed windows to the front and rear elevation and a gas central heating radiator.

Bedroom Two

11' x 10' (3.35m x 3.05m)

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

Bathroom

With two UPVC double glazed windows to the rear elevation and gas central heating radiator. Fitted with a white four piece bathroom suite comprising of; panel bath,

shower cubicle with electric shower , wash hand basin and a low level W/C. There are two UPVC double glazed windows to the rear elevation , a storage cupboard and vinyl flooring.

Outside

To the front of the home is off road parking for two vehicles. To the rear of the home is an enclosed rear garden which is mainly laid to lawn









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

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EPC Rating: Awaited

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Tenure: Freehold



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