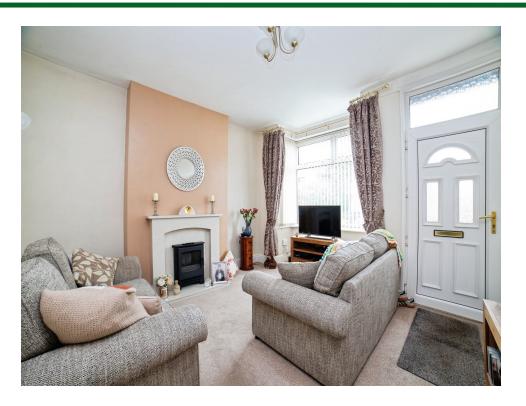




Oakland Street Alfreton

# Oakland Street Alfreton DE55 7GT







# **Property Description**

Hall and Benson are delighted to offer for sale this three bedroom semi-detached home located in the popular residential area of Oakland Street Alfreton. Being within close proximity to local amenities and having excellent road network links the well presented accommodation briefly comprises; lounge, dining room, kitchen and rear porch to the ground floor and three bedrooms and a family bathroom to the first floor. Outside there is an enclosed rear garden which is mainly laid to lawn and a useful outhouse.

### **Entrance Hall**

The home is entered via a UPVC front entrance door into the;

# Lounge

14' 5" x 12' 6" ( 4.39m x 3.81m )

With a UPVC bay window to the front elevation, electric feature fireplace, carpeted flooring, ceiling light and door leading to;

# **Dining Room**

12' 2" x 12' 6" ( 3.71m x 3.81m )

With two UPVC double glazed windows to the side elevation, laminate flooring, ceiling light, gas central heating radiator and door leading to;

#### Kitchen

13' 3" x 7' 3" ( 4.04m x 2.21m )

Fitted with a matching range of wall and base units with complimentary roll top work

surface, incorporating an electric hob with electric fan assisted oven under and extractor fan over. There is a sink drainer unit with mixer tap over, space for white goods and vinyl flooring. There is a UPVC double glazed window to the side elevation, ceiling light and a UPVC door to the rear garden.

#### Porch

#### **Bedroom One**

12' 1" x 11' 5" ( 3.68m x 3.48m )

With a UPVC double glazed window to the front elevation, gas central heating radiator, fitted wardrobe, carpet flooring and ceiling light.

### **Bedroom Two**

12' 4" x 9' 3" ( 3.76m x 2.82m )

With a UPVC double glazed window to the rear elevation , gas central heating radiator, storage cupboard, carpeted flooring and ceiling light,

### **Bedroom Three**

7' 4" x 5' 11" ( 2.24m x 1.80m )

With a UPVC double glazed window to the rear elevation, gas central heating radiator, carpeted flooring and ceiling light,

### **Bathroom**

Fitted with a white three piece suite comprising of panel bath with mains shower over, a wash hand basin with vanity unit under, a low level W/C, laminate flooring,

heated towel rail, smart mirror and a UPVC double glazed window to the side elevation.

# Outside

The front of the home enjoys a walled fore garden leading to the front entrance door. The rear of the home has a fully enclosed rear garden with mature shrubs , pathway and timber outhouse.





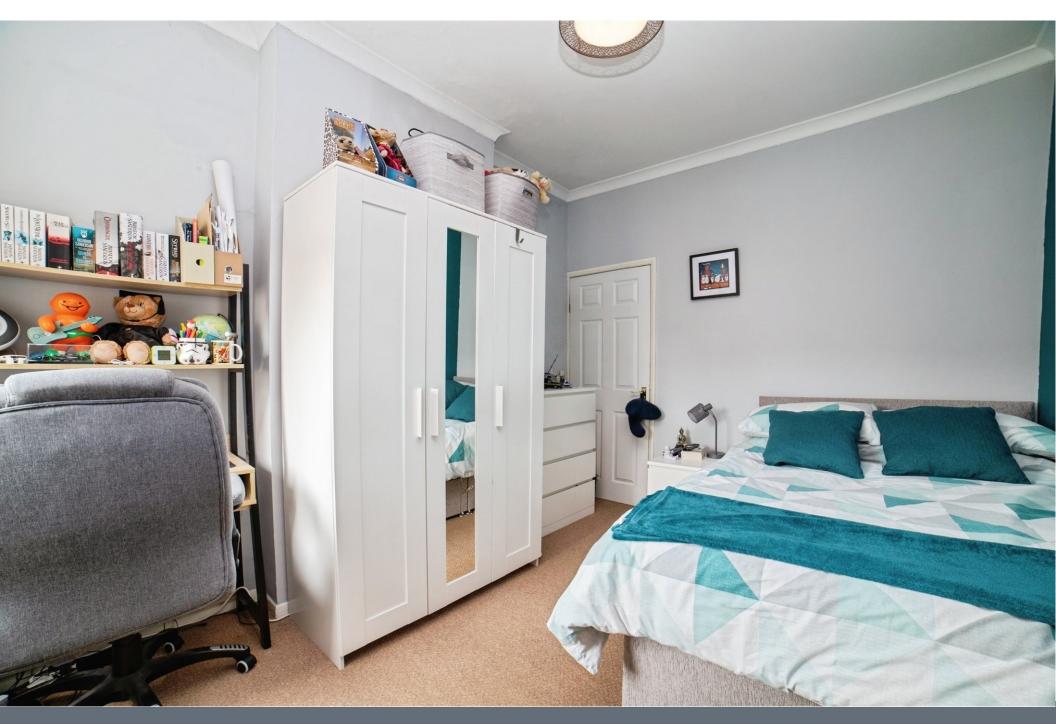












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To view this property please contact Hall & Benson on

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22A High Street ALFRETON DE55 7BN

EPC Rating: Council Tax
Awaited Band: A

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<sup>1.</sup> 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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