



**hall &
benson**

Oakland Street
Alfreton

Oakland Street
Alfreton DE55 7GT

for sale offers over
£160,000



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.









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

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22A High Street
 ALFRETON DE55 7BN

EPC Rating: Awaited
 Council Tax Band: A

view this property online hallandbenison.co.uk/Property/ALF103473

Tenure: Freehold



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