



Colliery Row
Alfreton



Property Description

Situated on the outskirts of the town centre this terraced cottage has character and has the benefit of a dual heating system. The accommodation has entrance hall with deep shelving, (currently doubling as a pantry area) with access to the ground floor bathroom and kitchen. The kitchen has wood wall and base units with slate style flooring and provides access to the dining room which houses the wood burner which has hot plate, and oven. The Lounge also has a woodburner and provides access to the Conservatory. To the first floor are two bedrooms and separate wet room, with shower, wash basin and wc. The loft room has velux window, offering great potential for a bedroom or studio with eaves storage on either side. Externally the property has a cottage style garden to the rear, the front providing shed/workshop and vehicle standing space.

Entrance Hall

Approached by a upvc entrance door having slate style floor and provides access to the ground floor bathroom and to the Kitchen.

Kitchen

9' 8" x 6' 7" (2.95m x 2.01m)

This rustic kitchen has wall and base units with work surfaces over incorporating a single drainer sink unit with mixer tap. Gas cooker point, tile splash backs and plumbing for the automatic washing machine. Slate style complementary floor, double glazed window to the side.

Dining Room

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

The focal point of this room is a feature exposed brick fire surround incorporating the multi fuel range which provides heating and hot water as well as having a hotplate and oven. Parquet flooring, under stair cupboard providing storage space, double glazed window to the rear.

Lobby

Stairs off to first floor accommodation and access to the lounge.

Lounge

11' 9" x 11' 10" (3.58m x 3.61m)

Having log burner, coving and entrance door to the conservatory.

Conservatory

Entrance door to the rear garden and tile floor with electric under floor heating.

Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush wc. Tile splash backs, double glazed window to the side.

Landing

With stairs off to the attic room.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

The measurement has been taken to the side of the chimney breast. Double glazed window to the front.

Bedroom Two

8' 8" x 8' (2.64m x 2.44m)

Double glazed window to the rear.

Wet Room /Wc

Low flush wc, electric shower, wash hand basin and radiator.

Attic Room

19' 5" x 11' 6" (5.92m x 3.51m)

This attic room offers versatile accommodation and is ideal for a studio or bedroom having velux window and radiator. Eves storage to both sides offering ample storage space.

Outside

Externally the property has a cottage style garden with wooden shed to the rear, the front has a large shed/workshop suitable for storing a trailer, motorcycle or similar vehicle, and off road parking.









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: E Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103446

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: ALF103446 - 0003