



Preston Avenue, Alfreton, DE55 7JX

£149,000

Freehold



acquire  
sales & lettings



Preston Avenue  
Alfreton  
DE55 7JX  
£149,000  
Freehold

Acquire Sales and Lettings are pleased to present this spacious three bed semi-detached house, located within walking distance to Alfreton town centre and train station. The property briefly comprises of entrance into hall with stairs off to first floor with storage room beneath and access into large living room/dining room and kitchen. To the first floor there are three well sized bedrooms, shower room and separate WC. Externally to the property you find an enclosed, large, south facing garden to the rear and a large driveway and lawn to the front. The property benefits from gas central heating and UPVC double glazing throughout.



### ENTRANCE HALL

Carpeted flooring and gas central heated radiator. Access to kitchen, large living room/dining room and stairs to first floor with store room underneath.

### KITCHEN

11' 6" x 10' 6" (3.514m x 3.201m) Vinyl laminate to floor and UPVC double glazed window and door to rear garden. Full range of modern wall and base units with worktops and sink with drainer, free standing electric cooker with hob. Space for under counter appliance.

### LIVING ROOM/DINING ROOM

25' 6" x 12' 0" (7.790m x 3.667m) Dual aspect room with UPVC double glazed windows to front and rear elevation, carpet to floor and two gas central heated radiators.

### STAIRS AND LANDING

Carpeted flooring and UPVC double glazed window to front elevation making this is a spacious and light landing. Access to three bedrooms, shower room, WC and loft.

### BEDROOM 1

14' 11" x 9' 0" (4.558m x 2.754m) Carpet to floor, gas central heated radiator and UPVC double glazed window to rear elevation. Fitted cupboard housing combi boiler.

### BEDROOM 2

10' 1" x 12' 0" (3.074m x 3.680m) Carpet to floor, gas central heated radiator and UPVC double glazed window to front elevation.

### BEDROOM 3

8' 7" x 7' 7" (2.626m x 2.327m) Carpet to floor, gas central heated radiator and UPVC double glazed window to rear elevation.

### SHOWER ROOM

4' 4" x 5' 9" (1.334m x 1.758m) Vinyl laminate to floor, gas central heated towel rail, and UPVC frosted window to rear elevation. Tiled walls with two piece suite comprising of shower cubicle and wash hand basin.

### WC

2' 8" x 7' 7" (0.826m x 2.327m) Vinyl laminate to floor, UPVC double glazed frosted window to side elevation and low level wc.

### OUTSIDE

To the front of the property is a large driveway and lawn. To the rear of the property reveals an incredibly generous, south facing garden with paved patio and lawn, making it the perfect hosting space. There is access via kitchen and external gate.

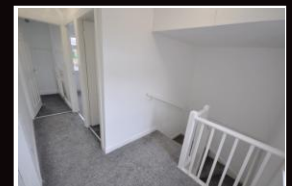
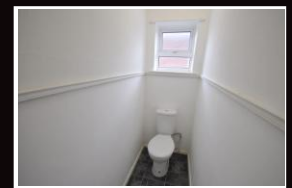
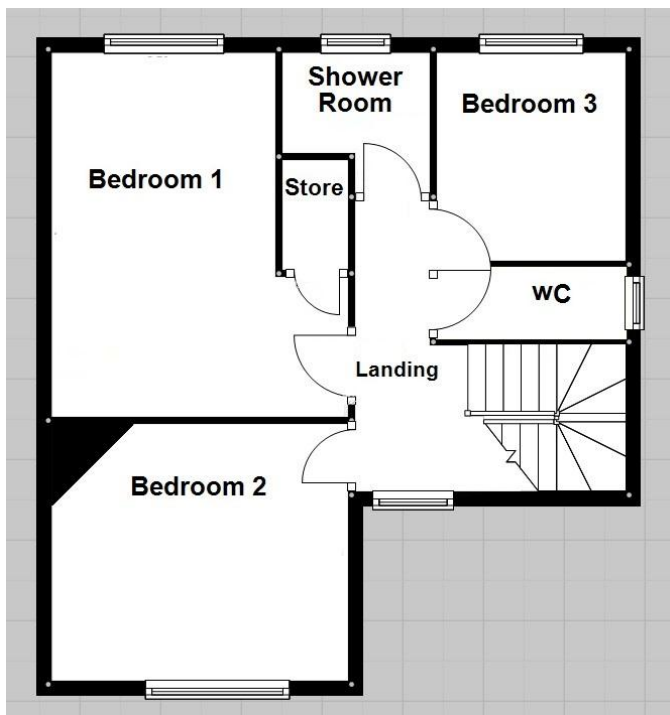
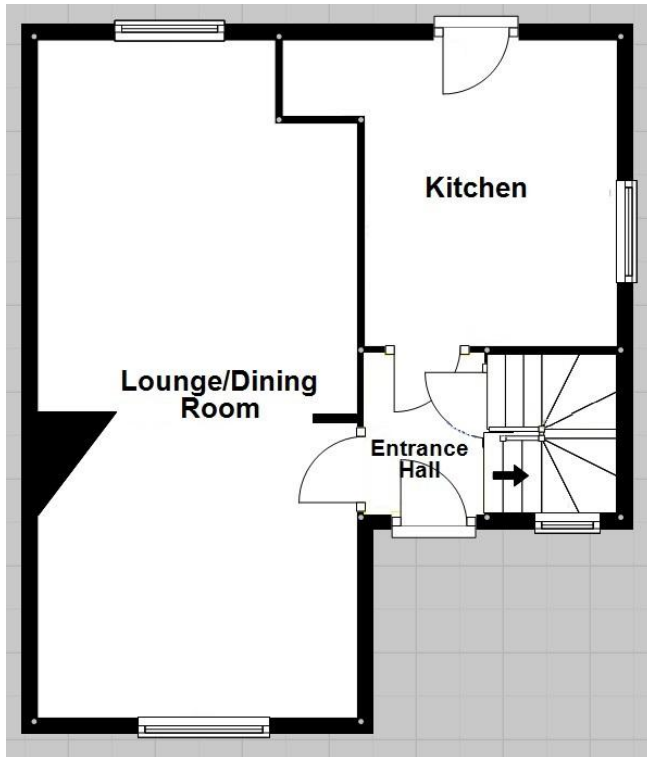
### DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		



**acquire**  
sales & lettings

**Burton Branch**  
181 Station Street Burton,  
DE14 1BN  
01283 564441  
burt on@acquireproperties.co.uk

**Derby Branch**  
Royal Glen Park, Row allan Way,  
Chellaston, DE73 5XE  
01332 700362  
chellaston@acquireproperties.co.uk

**Chesterfield Branch**  
Unit 3, Barnfield Close, Staveley,  
Chesterfield, S43 3UL  
01246 205204  
chesterfield@acquireproperties.co.uk

Have you tried  
our award winning  
lettings  
services?

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.