



Langley Avenue  
Somerccotes Alferton

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edwards



# Langley Avenue Somercotes Alfreton DE55 4LT

for sale offers over  
**£145,000**



## Property Description

Burchell Edwards are delighted to present to the market this spacious, two double bedroom semi-detached property on Langley Avenue, Somercotes. Available with no onward chain, this could be the ideal faster purchase. There is off road parking and a garage to the rear, accessed via a shared driveway, and there is a large front garden which offers potential to create additional parking. The house is surprisingly spacious throughout, with two good sized reception rooms to the ground floor. The master bedroom is particularly large and has two windows to the front aspect, and could be converted into two bedrooms if desired. Locally, there are various shops within walking distance, as well as schools, pubs and restaurants. There are convenient public transport links and major road networks including the A38 and M1 are nearby.

To the ground floor there is a welcoming entrance hallway, a lounge, a dining room, and the kitchen. To the first floor you will find the bathroom and two good sized double bedrooms. Outside, there is a low maintenance front garden with shared driveway leading to a parking space to the rear and the garage. The rear garden is mostly laid to lawn, with borders for plants and shrubs and a patio. There is a brick outbuilding split into two rooms with one side housing a WC and the other containing the boiler.

Viewings are highly advised to fully appreciate this spacious property on this desirable road. Please contact Burchell Edwards for more information!

## Lounge

11' 11" max to chimney x 11' Min plus bay window ( 3.63m max to chimney x 3.35m Min plus bay window )

Having carpet flooring, two wall lights, ceiling light, gas fireplace and UPVC bay window to the front.

## Dining Room

14' 3" x 12' ( 4.34m x 3.66m )

Having carpet flooring, a radiator, ceiling light, gas fireplace with surround and UPVC window to the rear.

## Kitchen

12' 10" x 5' 10" ( 3.91m x 1.78m )

Having wall and base units with work surfaces over, inset sink, integrated double eye level oven, gas hob, splashback tiles, two ceiling lights, UPVC window to the side and UPVC door to the rear.



## Entrance Hallway

Having carpet flooring, a radiator and ceiling light.

## First Floor Landing

Having carpet flooring and loft hatch.

## Bedroom One

.18' 4" Max to alcove x 11' Min plus doorway ( 5.59m Max to alcove x 3.35m Min plus doorway )

Having carpet flooring, a radiator, ceiling light, two wall lights and two UPVC windows to the front.

## Bedroom Two

13' max to wardrobes x 10' 3" Plus doorway ( 3.96m max to wardrobes x 3.12m Plus doorway )

Having carpet flooring, a radiator, ceiling light, two wall lights and UPVC window to the rear.

## Bathroom

Having a bath, low level W.C, wash hand basin, shower cubicle, carpet flooring, a radiator, a radiator, splashback tiles and UPVC window to the rear.

## Outside

To the front of the property is a low maintenance garden with shared tarmacked driveway leading to further parking to the rear and the garage.

To the rear the garden has a patio area, low brick wall, steps up to a lawn section with borders for plants and shrubs, two outbuildings and a shed.

## Garage

17' 11" x 8' 10" ( 5.46m x 2.69m )

Having light and power.

## Outbuildings

Being of brick build one having a W.C and the other is a boiler cupboard.

## Shed

Having plumbing for washing machine, light power, work top and sink.







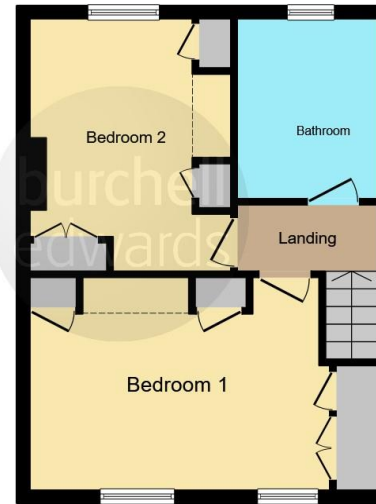




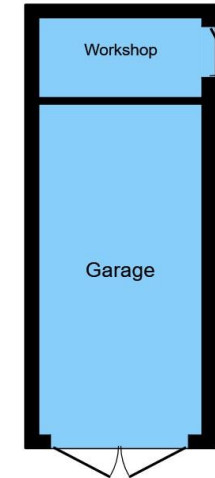




**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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