



39 Main Road, Alfreton, DE55 4NY Offers in excess of £125,000

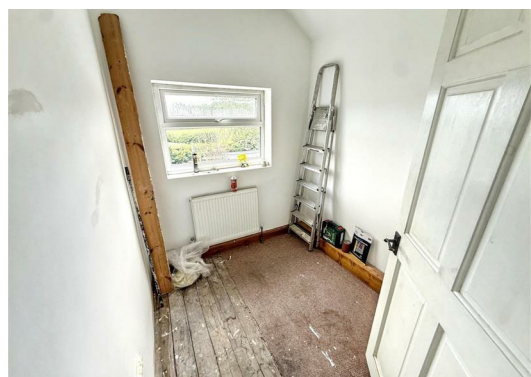
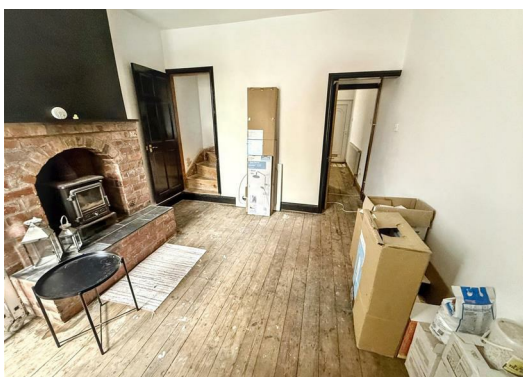
No Chain – Ideal First-Time Buyer or Investment Opportunity Requiring Modernisation

Offered for sale with no upward chain, this traditional three-bedroom end of terrace home presents an excellent opportunity for first-time buyers, investors, or those seeking a project to add value. Situated in the popular village of Pye Bridge, the property requires a programme of refurbishment and modernisation throughout, offering purchasers the chance to create a home tailored to their own tastes and requirements.

The accommodation extends to approximately 766 sq. ft. and comprises an entrance living room, separate dining room, kitchen, rear lobby and ground-floor bathroom. To the first floor are three well-proportioned bedrooms.

Externally, the property benefits from a low-maintenance front forecourt and side access leading to the rear. The property occupies a convenient location with good access to local amenities, schools, transport links and the nearby A38 and M1 motorway network.

While requiring improvement works, the property offers considerable potential for enhancement and could make an attractive rental investment or affordable first home once updated.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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