



Grange Street  
Alferton





### Property Description

Hall and Benson are delighted to offer for sale this traditional three bedroom semi-detached property located in the popular area of Grange Street, Alfreton. Having potential for further improvements, the accommodation briefly comprises; Entrance hall, lounge, dining room, kitchen and porch. To the first floor there are three bedrooms and a family bathroom. The front of the home has a walled fore garden and the rear of the home has a fully enclosed rear garden, which is mainly laid to lawn.

### Hall

The home is entered via a UPVC front entrance door with stairs rising to the first floor, under stairs storage cupboard and ceiling light. Carpet floor and door leading to;

### Lounge

With a UPVC double glazed bay window to the front elevation, having a gas central heating radiator, feature fireplace, ceiling light and carpet flooring.

### Dining Room

With a UPVC double glazed window to the rear elevation, gas central heating radiator, carpet flooring, feature fireplace and ceiling light.

### Kitchen

Fitted with a range of wall and base units and having a UPVC door to the rear garden and two UPVC double glazed windows to the side elevation.

### Landing

With loft hatch access, ceiling light, carpet flooring and doors leading to;

### Bedroom One

With a UPVC double glazed window to the front elevation, feature fireplace, ceiling light, carpet flooring and gas central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, ceiling light, carpet flooring and gas central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the front elevation, ceiling light, carpet flooring and gas central heating radiator.

### Bathroom

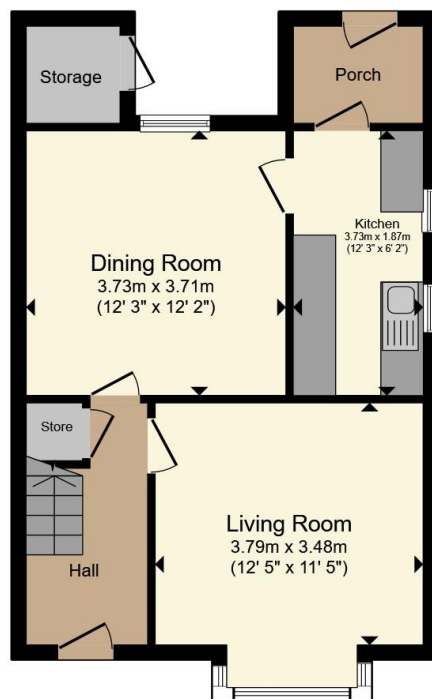
Fitted with a white three piece suite comprising of low level W/C, pedestal wash hand basin and shower cubicle. Having vinyl flooring, gas central heating radiator, ceiling light and UPVC double glazed window to the rear elevation.

### Outside

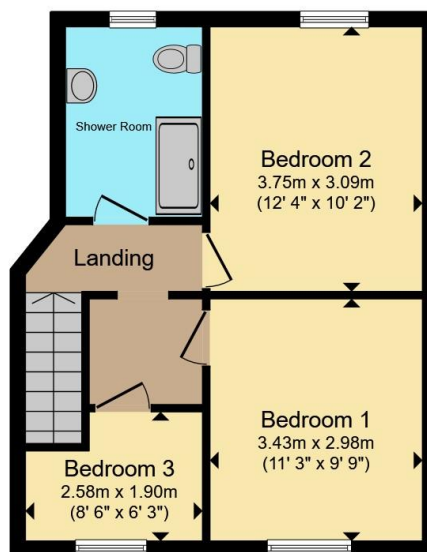
The front of the home enjoys an enclosed fore garden and the rear of the home enjoys a fully enclosed rear garden which is mainly laid to lawn and has a path leading to the bottom of the garden. There is also a brick built out house.







**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (923 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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