



Peveril Road
Tibshelf Alferton

Peveril Road Tibshelf Alfreton DE55 5LQ

for sale offers over
£170,000



Property Description

Hall and Benson are delighted to offer for sale this well-presented three bedroom semi-detached home offering plenty of space and located in a popular residential location. The property is well located for local amenities, schools, countryside walks and transport links including easy access to the M1, making it a great spot for those wishing to commute. The home comprises; entrance hall with stairs off to first floor, lounge and kitchen fitted with wall and base units. To the first floor are three bedrooms and family bathroom with three piece suite. The front of the home has a lawned garden area with driveway providing off-road parking. There is also gated access to the rear. The rear of the home is laid to lawn with decking area. Viewing essential.

Entrance Hall

The home is entered via a front entrance door into the hallway, with stairs rising to the first floor.

Lounge

With a feature fire surround, two ceiling lights, gas central heating radiator and french doors leading to the rear garden.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, The kitchen benefits from integrated appliances including an eye-level oven, microwave, hob

and extractor hood, together with space for further appliances. There is a sink drainer unit with mixer tap, gas central heating radiator and windows to the side and rear.

First Floor

Landing

With doors leading to;

Bedroom One

Double glazed window to the rear, gas central heating radiator and ceiling light.

Bedroom Two

Double glazed window to the front, gas central heating radiator and ceiling light.

Bedroom Three

Double glazed window to the front, gas central heating radiator and ceiling light.

Bathroom

Three piece suite comprising of bath with shower over, W/C and wash hand basin. Double glazed window to the side and rear, radiator and tiling to the walls.

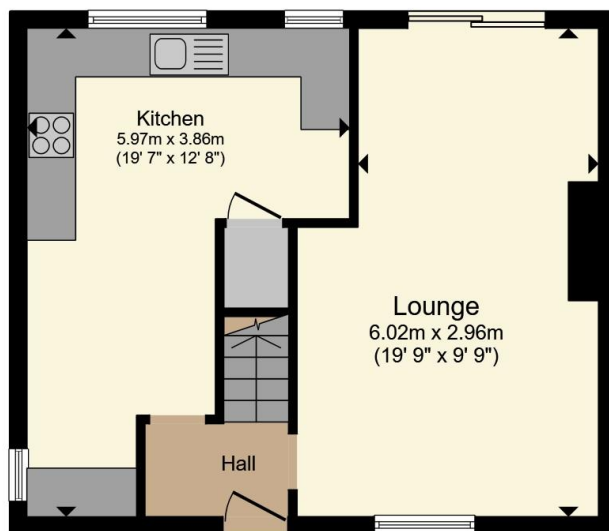
Outside

Externally the front of the home has a lawned garden area with driveway providing off-road parking. There is also gated access to the rear. The rear of the home is laid to lawn with decking area.

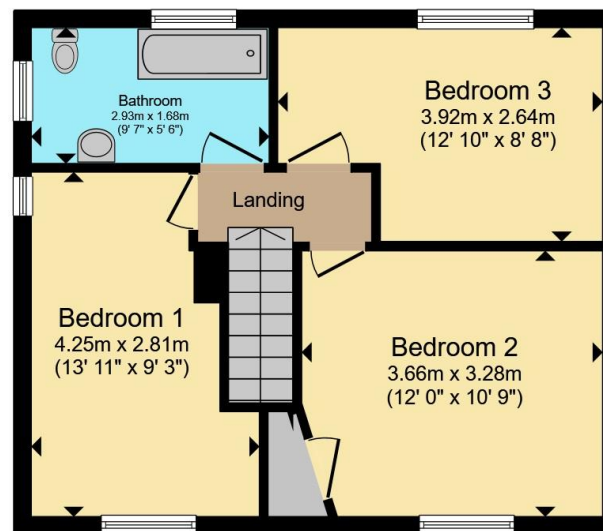








Ground Floor



First Floor

Total floor area 84.7 m² (912 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



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: C Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF104567

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: ALF104567 - 0002