ABODE
SALES & LETTINGS

Beech Avenue, Alfreton, Derbyshire, DE55 7EW

£170,000

https://www.abodemidlands.co.uk/

**** IMMACULATE TWO DOUBLE BEDROOM SEMI DETACHED HOME **** PRIVATE GARDEN, PARKING AND GARAGE **** INTERNAL VIEWING IS HIGHLY RECOMMENDED **** A lovely position offering a hall, lounge and a fitted dining kitchen over looking the garden. Two double bedrooms and a bathroom are on the first floor. Front and rear gardens, parking and a single garage. The property also benefits from upvc double glazing and upvc double glazing. This is a steel frame non-standard construction property.

ABODE
SALES & LETTINGS

HALL
Entrance door into the hall with stairs to the first floor, radiator and a door to the lounge.

LOUNGE
Feature electric stove style fire, radiator, under stairs storage cupboard and upvc double glazed window.

KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob, space for a fridge freezer, plumbing for washing machine or dishwasher. Radiator, upvc double glazed windows onto the garden and a door to the garden.

FIRST FLOOR LANDING
Upvc double glazed window, airing cupboard, loft access and doors to -

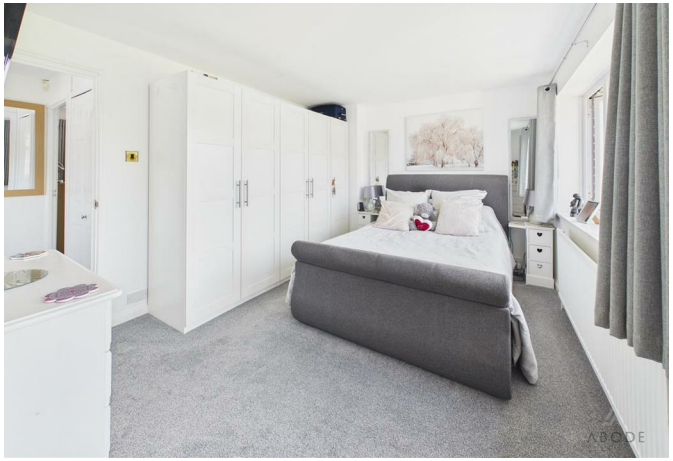
BEDROOM I
Upvc double glazed window and radiator.

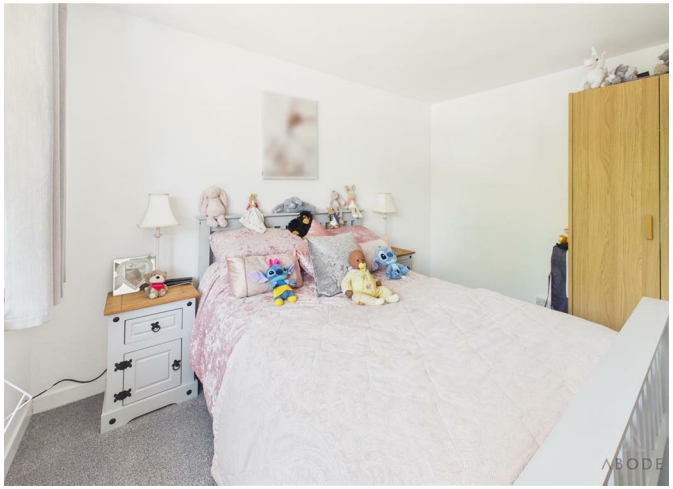
BEDROOM 2
Upvc double glazed window and radiator.

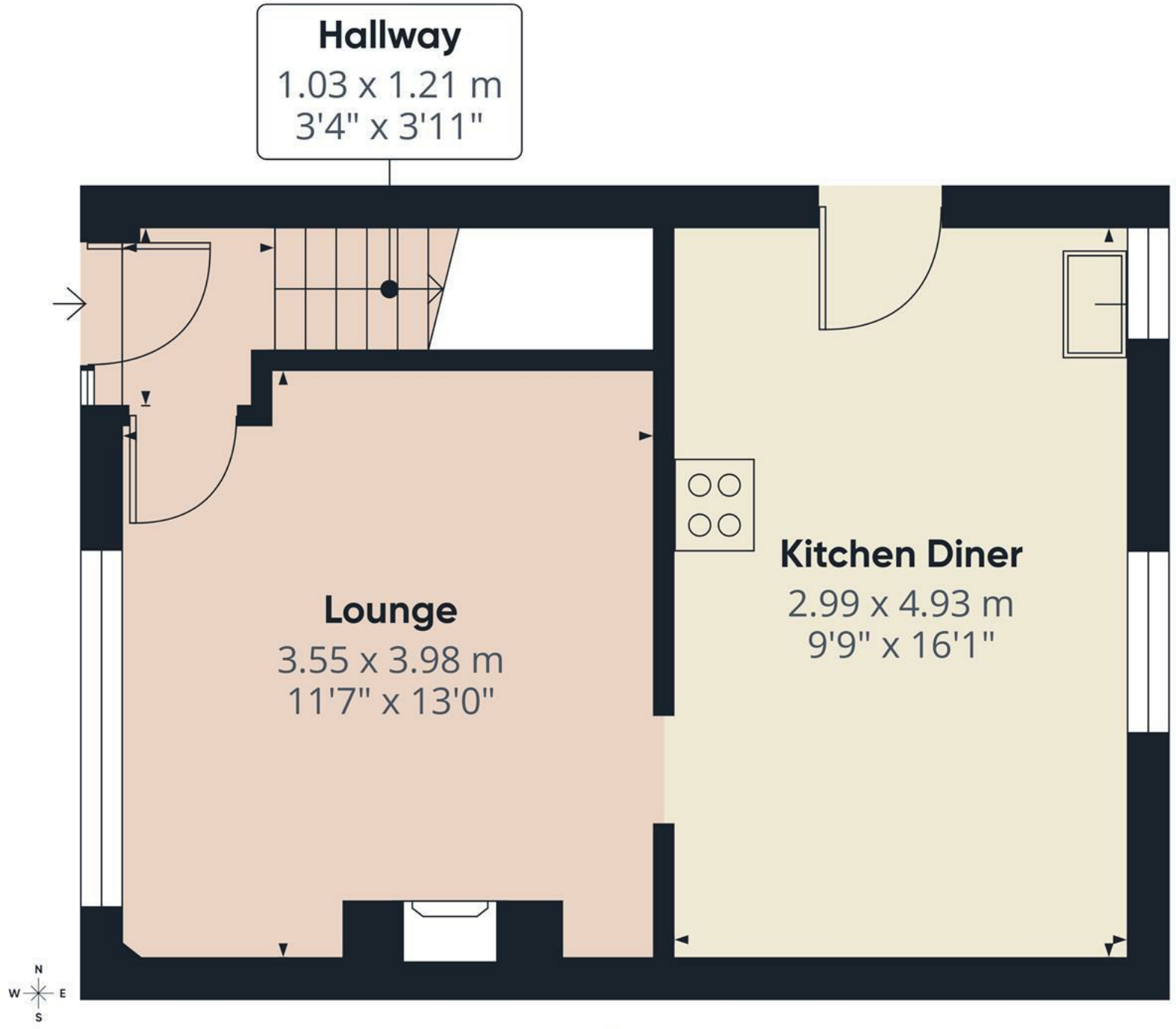
BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc, radiator and upvc double glazed window.

OUTSIDE
Front lawn with a gate to the open green space. The rear garden offers seating areas, lawn, gravelled areas, parking and a single garage.

BUSH







Floor 0

ABODE

Approximate total area(1)

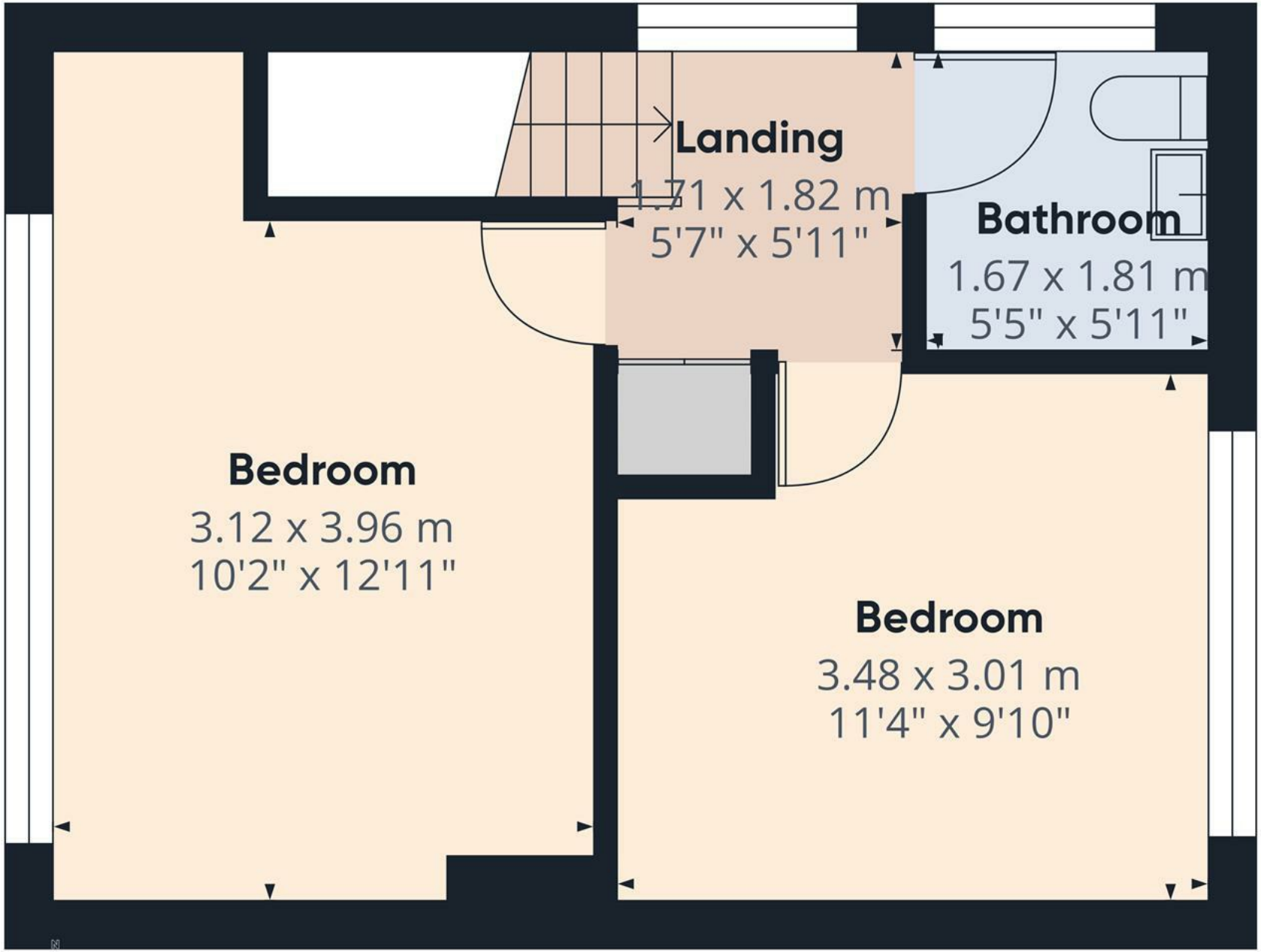
32.1 m²

345 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

ABODE

Approximate total area(1)

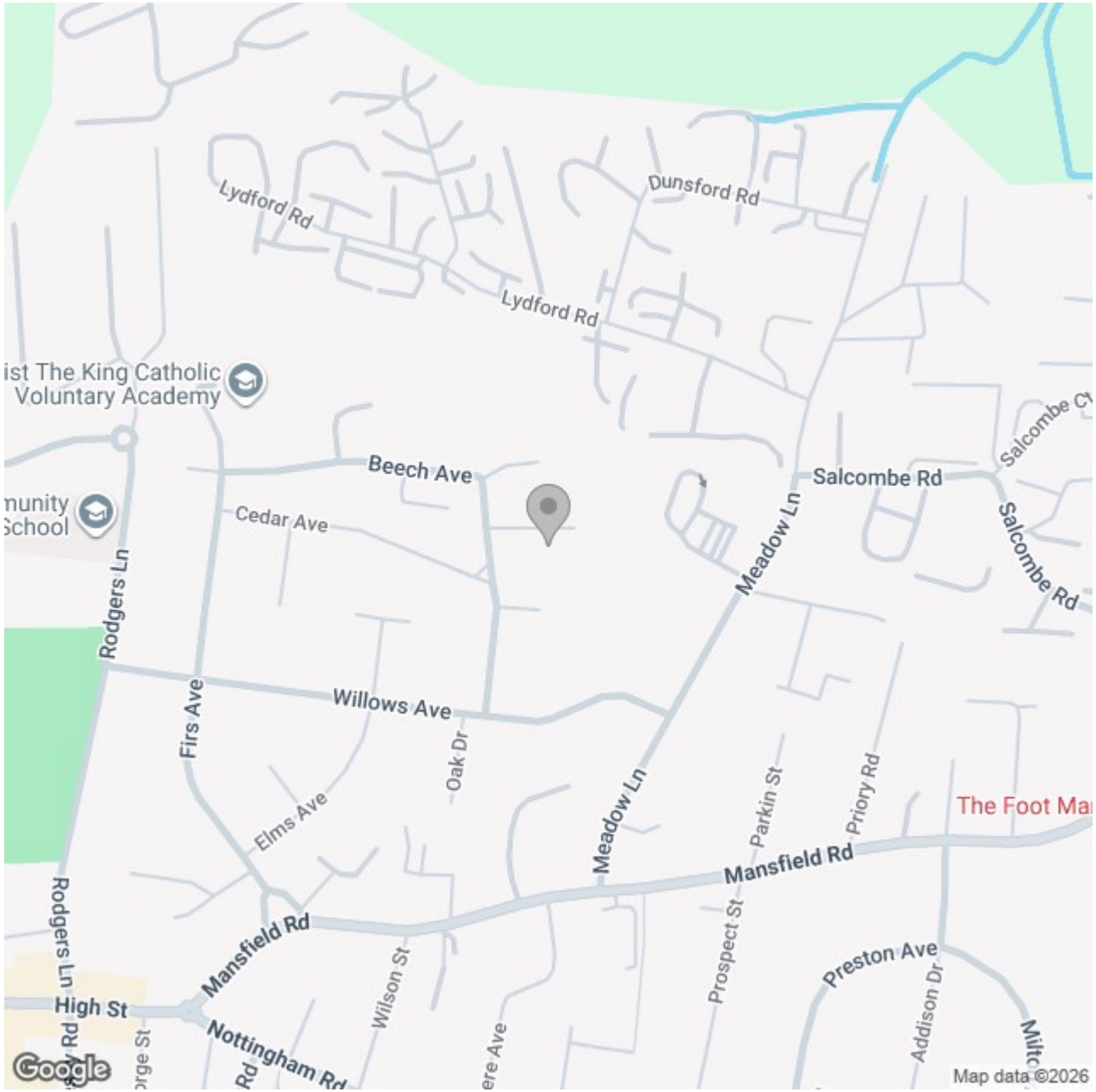
30.6 m²

329 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ABODE
SALES & LETTINGS

https://www.abodemidlands.co.ul

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.