

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

40 New Street, Morton, Alfreton, DE55 6GR

- NO CHAIN
- PRIVATE REAR GARDEN
- RURAL YET CONNECTED

- TWO BEDROOM SEMI
- FULLY REFURBISHED
- NEAR A38 & M1

Offers In The Region Of £150,000



HUNTERS®
HERE TO GET *you* THERE

FULLY REFURBISHED TWO BEDROOM SEMI DETACHED HOME -
NO STONE LEFT UN-TURNED!

OFFERED WITH NO CHAIN & READY TO MOVE STRAIGHT INTO

PRIME DERBYSHIRE LOCATION, RURAL YET CONNECTED - just 3 miles north of Alfreton, Morton forms part of North East Derbyshire and offers strong transport links: near the A38 and M1, with easy commuting into Derby, Nottingham, or Chesterfield

GREAT KERB APPEAL! Neutral throughout to put your own stamp to. This property has undergone significant refurbishment... having new rendering, plastering, wiring, radiators, kitchen, bathroom, internal doors, carpets & flooring.

The home comprises:- lounge, second reception room with understairs storage opening into the brand new kitchen with skylight allowing lots of natural light in, plumbing for washing machine, space for fridge / freezer & door out onto the rear garden.

The first floor are the two bedrooms (one bedroom with over stairs store housing the combi boiler) & modern, newly fitted bathroom with tiles around the bath with shower over.

On a no thru-road there is on road parking & enclosed, private rear garden with outhouse with plumbing & electric, the rear doesn't have no rights of way over it.

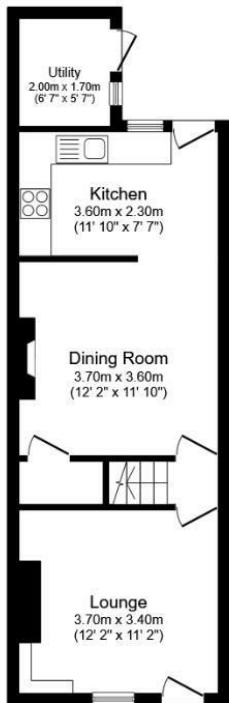
IDEAL FIRST TIME BUYER HOME OR INVESTMENT (we believe it would rent out at £750 per month).

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW.

FREEHOLD | COUNCIL TAX BAND A

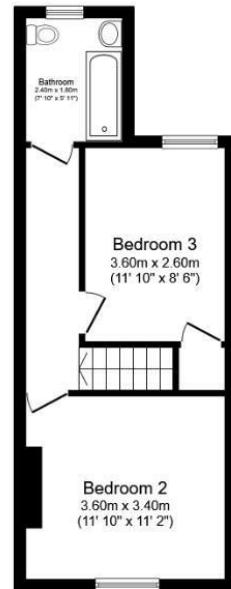






Ground Floor

Floor area 42.1 sq.m.
(453 sq.ft.)



First Floor

Floor area 33.9 sq.m.
(365 sq.ft.)

Total floor area: 76.0 sq.m. (818 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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