GREEN & MAY
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Alfreton Road,
Pye Bridge
£95,000

- **TWO BEDROOM TERRACE**
- **TWO RECEPTION ROOMS**
- **GOOD SIZE GARDEN TO THE REAR**
- **NON ESTATE POSITION**
- **NO ONWARD CHAIN**
- **ENERGY RATING C**

Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this traditional mid terraced house being situated in this non estate position. The property would benefit from some cosmetic upgrading but has double glazing where specified and a gas central heating system. We would recommend early viewing to appreciate to size internally and the garden to the rear. Briefly the accommodation comprises: Lounge with feature brick fire place, separate dining room, rear lobby and fitted kitchen. Moving to the first floor there are two bedrooms and a bathroom. To the outside there is a generous garden to the rear.

Accommodation



Lounge (11' 07" x 11' 05") or (3.53m x 3.48m)

With double glazed window and door to the front elevation, coving to the ceiling, TV aerial connection point, feature brick fire place and central heating radiator.



Dining Room (11' 07" x 11' 06") or (3.53m x 3.51m)

With double glazed window to the rear lobby, central heating radiator, dado rail, coving and artex to the ceiling.



Fitted Kitchen (10' 03" x 5' 10") or (3.12m x 1.78m)

With wall and base units incorporating drawers glass fronted display cabinets rolled edged work surfaces, complementary tiling to the walls and floor, appliance space, one and a quarter single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built in oven and four ring electric hob, double glazed door to the rear porch and double glazed window to the rear elevation.

Rear Lobby

With double glazed door to the rear.

Landing

With central heating radiator.



Bedroom 1 (11' 07" x 11' 05") or (3.53m x 3.48m)

With double glazed window to the front elevation, central heating radiator, TV aerial connection point and artex and coving to the ceiling.



Bedroom 2 (11' 06" x 8' 06") or (3.51m x 2.59m)

With built in cupboard over the stairs, central heating radiator and double glazed window to the rear elevation.



Bathroom

With three piece suite comprising bath mixer shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator, laminate floor, double glazed window and cupboard housing the gas central heating boiler.



Outside

To the rear of the property there is a garden with artificial turf. To the front of the property there is a small walled forecourt and pathway to the front door.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A

Directions

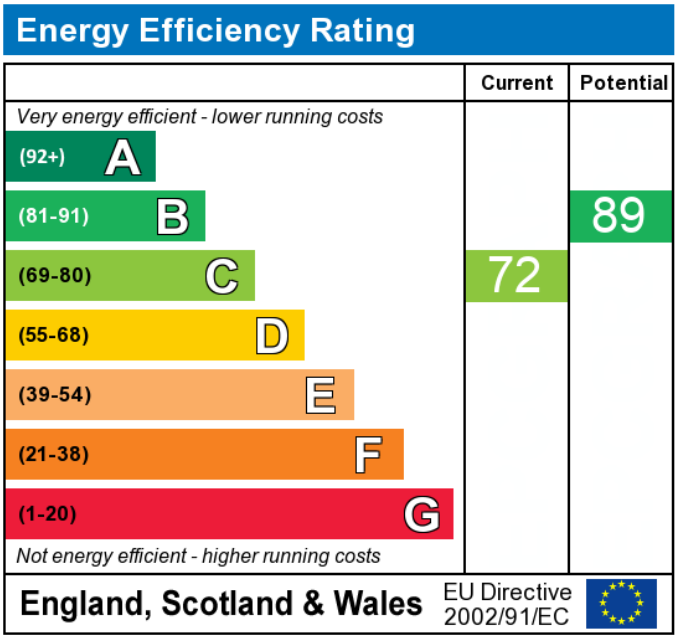
For Satellite Navigation the Post Code is DE55 4PB





Total area: approx. 73.6 sq. metres (792.5 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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