

for sale

£120,000



## Union Street, South Normanton, Alfreton DE55 2AW

Sold with vacant possession and no upward chain is this good sized three bedroom semi detached home. The property is in need of renovation but offers great potential with good sized rooms and a fantastic sized garden. Internally to the ground floor there are two reception rooms, kitchen and a bathroom.

# Union Street, South Normanton, Alfreton, DE55 2AW

## Ground Floor

### Entrance Hall

Accessed via a double glazed door to the front, with stairs rising to the first floor and doors to the two reception rooms.

### Reception Room

12' 8" x 7' 9" ( 3.86m x 2.36m )

With a double glazed window to the front.

### Reception Room

13' 7" x 12' ( 4.14m x 3.66m )

With a double glazed window to the front and a door to the kitchen.

### Kitchen

9' 6" x 8' 1" ( 2.90m x 2.46m )

With a double glazed window to the rear, wall mounted gas central heating boiler and doors to an under stairs storage cupboard, pantry, bathroom and a double glazed door to the rear opening onto the garden.

### Bathroom

Fitted with a panel bath and a pedestal wash hand basin and with a double glazed window to the rear.

## First Floor

### Landing

With a double glazed window to the rear and doors to bedrooms one, two, three and the WC.

### Bedroom One

14' 1" x 9' 9" ( 4.29m x 2.97m )

With a double glazed window to the front.

### Bedroom Two

13' 5" x 9' 5" ( 4.09m x 2.87m )

With a double glazed window to the front.

### Bedroom Three

10' 2" x 8' 2" ( 3.10m x 2.49m )

With a double glazed window to the rear.

### WC

Fitted with a low level WC and a double glazed window to the rear.



## Outside

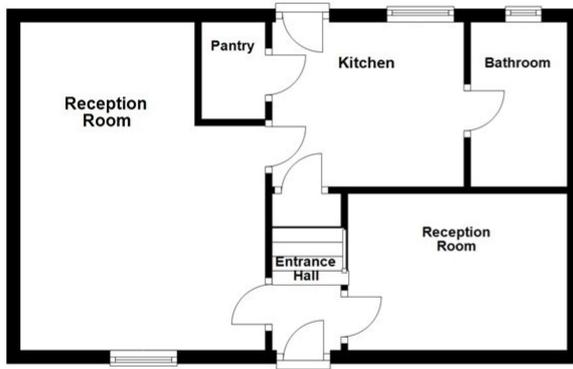
Externally there is a lawned front garden, shared driveway to the side leading to off road parking and a detached garage at the rear and there is a great sized mainly lawned rear garden enclosed by panel fencing.

## Agents Note

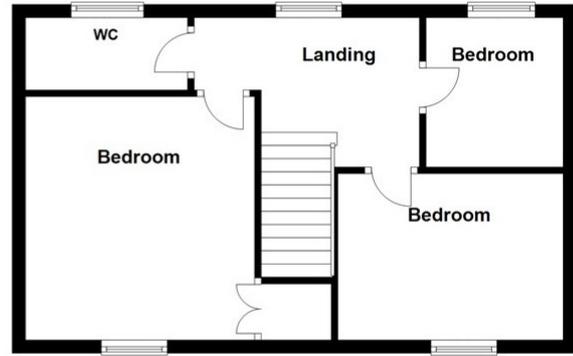
Please be advised that this property is sold as seen.



### Ground Floor



### First Floor



This plan is for information purposes only and is not warranted as an identical image to the property concerned  
Plan produced using PlanUp.

To view this property please contact Hall & Benson on

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22A High Street, Alfreton, DE55 7BN

Property Ref: ALF101133 - 0001

**Tenure:** Freehold

**EPC Rating:** Awaited

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