Smartmove Homes
Sales, Lettings and New Homes







Chapel Street, Leabrooks, Alfreton, DE55 1LH

Offers Over £125,000

- NEW TO THE MARKET - ELECTRIC CENTRAL HEATING - WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY WITH AN ENCLOSED SOUTH FACING COURTYARD GARDEN, TWO RECEPTION ROOMS AND UPSTAIRS BATHROOM SUITE- SMARTMOVE HOMES are proud to bring to the market this well presented two bedroom end terraced property located in Leabrooks briefly comprising of a living room, dining room and fitted kitchen to the ground floor. To the first floor landing there are two double bedrooms and a family bathroom. Outside there is an enclosed south facing courtyard garden which gives access to three outbuildings. To book a viewing please contact SMARTMOVE HOMES as soon as possible.







Property Description

GROUND FLOOR

LIVING ROOM
Spacious reception room with a door and window to the front elevation, electric feature fireplace with surround and hearth, Laminate floor and radiator.

DINING ROOM
Light filled reception room with a large window to the rear elevation, access to under stairs storage cupboard, electric log burner, radiator, Laminate floor and stairs leading up to the first floor landing.

FITTED KITCHEN
Fitted kitchen with matching wall and base units, work surface with stainless steel 1 1/2 sink and drainer, built in electric hob and electric oven with extractor fan over, space for a tall fridge freezer and space and plumbing for a washing machine. Window to the side elevation, door to the rear elevation, tiled effect Vinyl floor, electric heater and extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING
Loft access and radiator.

MASTER BEDROOM
Large double bedroom with window to the front elevation, original cast iron feature fireplace with surround and hearth, radiator and access to the over stairs storage cupboard.

BEDROOM TWO
Double bedroom with window to the rear elevation and radiator.











BATHROOM
Three piece bathroom suite comprising of fitted bath with electric shower over, WC and pedestal wash basin. Obscure window to the rear elevation, Vinyl floor, radiator, extractor fan and access to the airing cupboard.

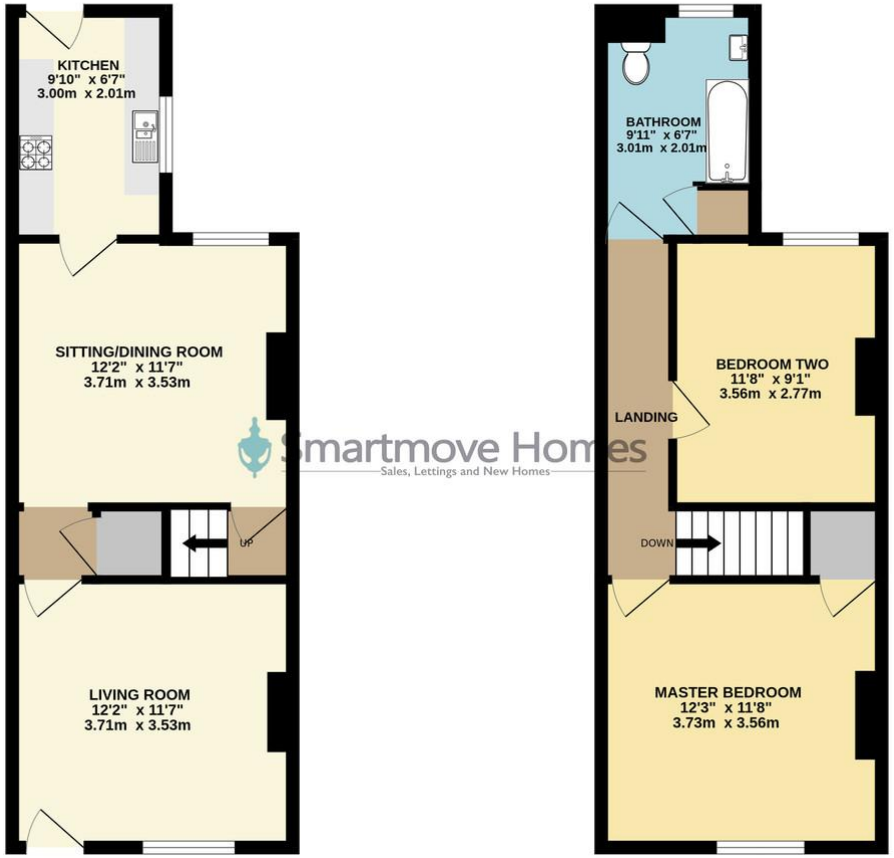
OUTSIDE

COURTYARD GARDEN
Enclosed and private south facing courtyard garden which is low maintenance and gives access to three brick built outbuildings.

OTHER INFORMATION
EPC: D
COUNCIL TAX: A
TENURE: FREEHOLD
ALL ELECTRIC CENTRAL HEATING - NO GAS CONNECTION

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman