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3 bedroom town house for sale, Broughton Close, Riddings, Alfreton DE55 (147,500 G

Location **East Midlands, Derbyshire**
https://www.freeadsz.co.uk/x-165825-z

Offered with no upward chain is this extremely well presented three bedroom, three storey end town house which enjoys a corner plot in a cul de sac location. Benefiting from twin car standing and single garage and walled garden. Entrance hall, cloakroom WC, lounge, refitted kitchen. On the first floor: two bedrooms and family bathroom. On the second floor: master bedroom with en suite shower room. Viewing is highly recommended.Entrance HallwayWith UPVc double entrance door, tiled floor and underfloor heating. Stairs rise to the first floor tiled.Cloakroom Wc (1.86m x 0.84m (6'1" x 2'9"))Containing a white low flush, vanity wash hand basin, ceramic tiled floor with under floor heatingLounge (5.44m x 3.95m (17'10" x 13'0"))UPVc double glazed French doors open to the rear walled garden, coving to ceiling and radiator.Kitchen (3.62m x 1.87m (11'11" x 6'2"))Containing a recently refitted range of wall and base units, single drainer stainless steel sink unit, four ring gas hob, electric oven, ceramic tiled floor with under floor heating, plumbing for washing machine, breakfast bar and UPVc double glazed window. Tiled flooring with underfloor heating.On The First FloorLanding with stairs rising to the second floor and doors open to...Front Bedroom 2 (3.94m x 3.14m (12'11" x 10'4"))Two UPVc double glazed windows and radiator.Rear Bedroom 3 (3.95m x 3.22m (13'0" x 10'7"))UPVc double glazed window and radiator.Family Bathroom (1.94m x 1.90m (6'4" x 6'3"))Containing a white suite comprising panelled bath with shower attachment to mixer tap, low flush WC, vanity wash hand basin, part tiled walls and UPVc double glazed window.On The Second FloorLanding with turned spindles to balustrade and doors open toMaster Bedroom 1 (2.74m x 1.27m (9'0" x 4'2"))With a fitted wardrobe with shelving, dormer style UPVc double glazed window, radiator and access to the roof space. Walk in wardrobeExternallyThe property enjoys a cul de sac location with the benefit of twin off-road car standing/drive leading to the single garage. Gate provides access to the enclosed rear part walled garden with paved patio area, outside WC, flower beds. The rear fully enclosed garden is ideal for pets and young children.Single Garage (5.29m x 2.74m (17'4" x 9'0"))An attached garage with up and over door.ViewingBy appointment through Richard Savidge on pressing option 2.DirectionsThe post code for the satellite navigation user is DE55 4DQ. Proceed into Riddings from Alfreton along Greenhill Lane turn left onto Emmerson Road which leads onto Middleton Way, turn right onto Broughton Close and the property will be clearly identified on the right hand side by our for sale sign board.ServicesAll main services are connected to the property and central heating is provided by the gas fired boiler located in the kitchen.Offer ProcedureBefore contacting a Building Society, Bank or Solicitor you should make your offer to our office and speak to a member of staff dealing with the sale as any delay may result in the sale being agreed to another purchaser incurring unnecessary costs.Under the Estate Agency Act 1991 you will be required to provide us financial information in order to verify your position before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.DisclaimerWhilst we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office. SERVICES: We have not tested any services, equipment or facilities and so cannot verify they are in working order or fit for their purpose. We advise that verification is carried out by your own professional. MEASUREMENTS: Please note that measurements are approximate and should not be relied upon. Photographs may show only part of a room and may not represent the full extent of the property. Any reproduction, copy, transmission, storage or other use made of any information available from this site, for making it available on any website, framing, storage or by any other means of your own, any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.

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