

# HoldenCopley

PREPARE TO BE MOVED

Coronation Drive, South Normanton, Alfreton DE55 2HR

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Guide Price £130,000

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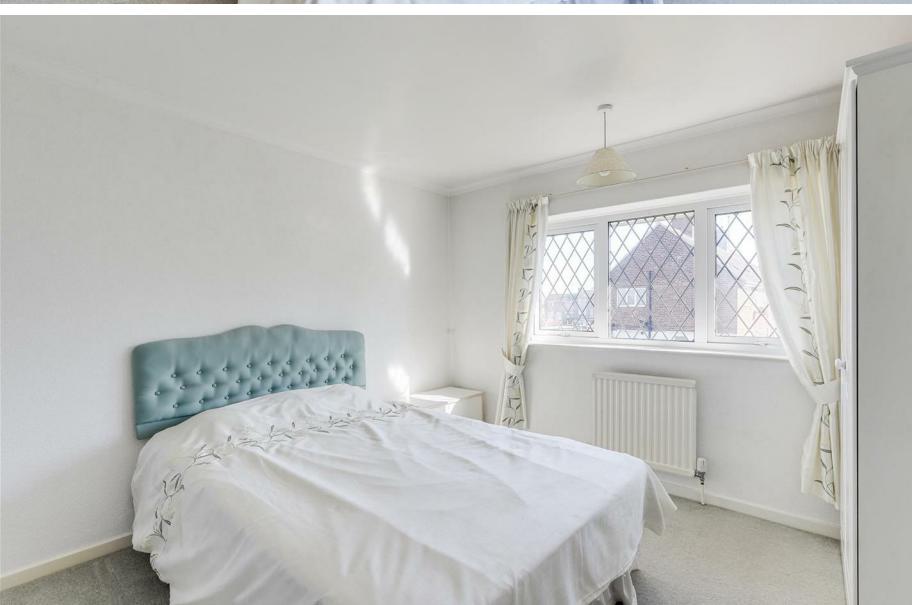
GUIDE PRICE £130,000 - £140,000

NO UPWARD CHAIN...

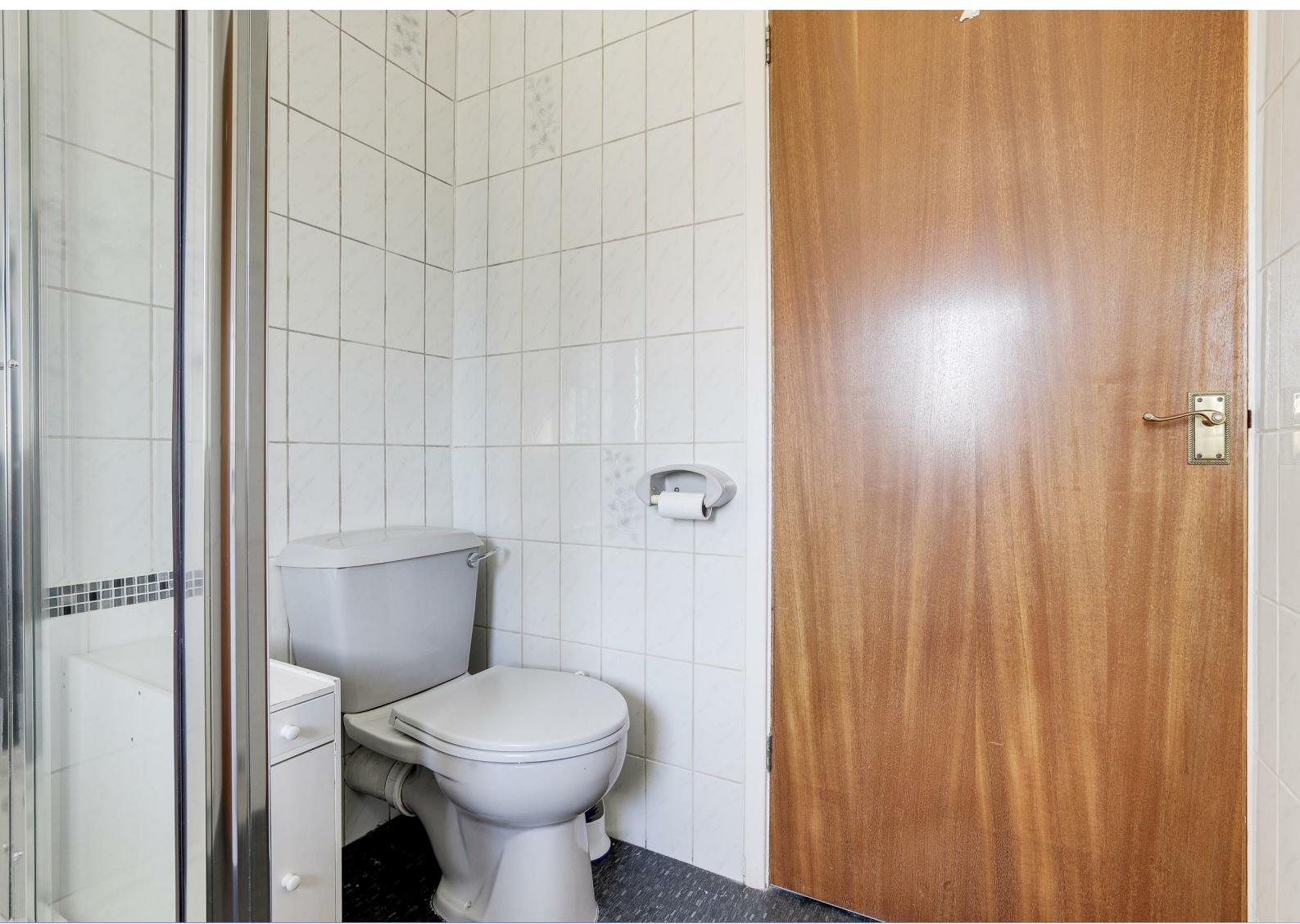
This two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or investors seeking a property with great potential for renovation and modernisation. It provides the perfect canvas to create a stylish, contemporary home tailored to your personal taste or an attractive investment opportunity to enhance its value. Situated in a convenient location, the property is within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments. On the ground floor, the property features an entrance leading to a living room, perfect for relaxation. The fitted kitchen comes with a pantry, offering plenty of storage space, and leads to a utility area and additional storage space, providing further practical convenience. Upstairs, the first floor offers two double bedrooms, along with a shower room, and access to a loft for extra storage. Externally, the front of the property includes on-street parking and a garden with a lawn. To the rear, a garden with a patio area, lawn, and a shed provides a great outdoor space for entertaining or gardening. With its well connected location and potential for improvement, this property offers a fantastic opportunity to create a modern, comfortable home.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen With Pantry & Utility Room
- Shower Room
- Rear Garden
- New Boiler
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance

6'0" x 3'9" (max) (1.83m x 1.15m (max))

The entrance has carpeted flooring and stairs, a built-in cupboard, coving and a UPVC single door providing access into the accommodation.

### Living Room

13'11" x 12'11" (max) (4.26m x 3.94 (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and tiled hearth, coving and a ceiling rose.

### Kitchen

10'4" x 8'5" (max) (3.17m x 2.59m (max))

The kitchen has a range of fitted base and wall units with worktops, a freestanding cooker, a stainless steel sink with a drainer, a new wall-mounted boiler, space for a fridge-freezer, tiled flooring and walls, a radiator, access into the pantry and UPVC double-glazed windows to the side and rear elevations.

### Pantry

3'9" x 2'11" (1.15m x 0.90m )

The pantry has a UPVC double-glazed window to the side elevation, tiled flooring and shelving.

### Utility

7'5" x 5'7" (max) (2.28m x 1.72m (max))

The utility area has tile-effect flooring, fitted base units and shelving.

### Storage

5'11" x 3'8" (1.82m x 1.13)

### Back Door

4'6" x 3'5" (1.38m x 1.05m )

This space has tiled flooring and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

10'11" x 6'3" (max) (3.35m x 1.91m (max))

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the loft, coving and provides access to the first floor accommodation.

### Master Bedroom

12'11" x 11'11" (3.95m x 3.64m )

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a built-in cupboard and coving.

### Bedroom Two

12'6" x 10'5" (max) (3.83m x 3.20m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe and coving.

### Shower Room

7'4" x 5'6" (2.25m x 1.68m )

The shower room has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, a radiator, tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### OUTSIDE

To the front of the property is on street parking, a garden with a fence panelled boundary, a lawn and a single iron gate. To the rear of the property is a garden with a fence panelled boundary, a patio with steps leading to a lawn, mature shrubs and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, Netomnia

Broadband Speed - Ultrafast - 9000 Mbps (Highest available download speed)  
9000 Mbps (Highest available upload speed)  
Phone Signal – All 4G, most 5G & 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Medium risk of flooding  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Information – Utility yet to have water supply

## DISCLAIMER

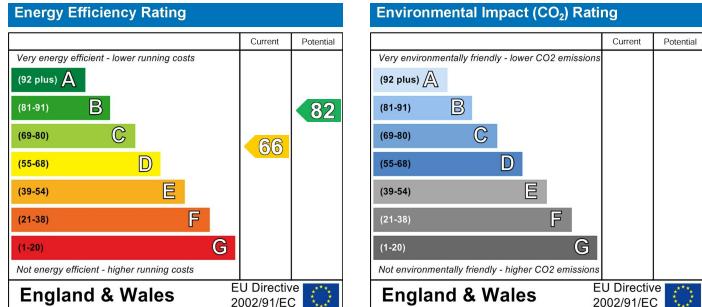
Council Tax Band Rating - Bolsover District Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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