



**Albert Street
Leabrooks
Alfreton
Derbyshire
DE55 1LF**

Offers In Excess Of £139,000

bettermove

Albert Street Alfreton

Bettermove are proud to present this 3 bedroom terraced house in Leabrooks, Alfreton.

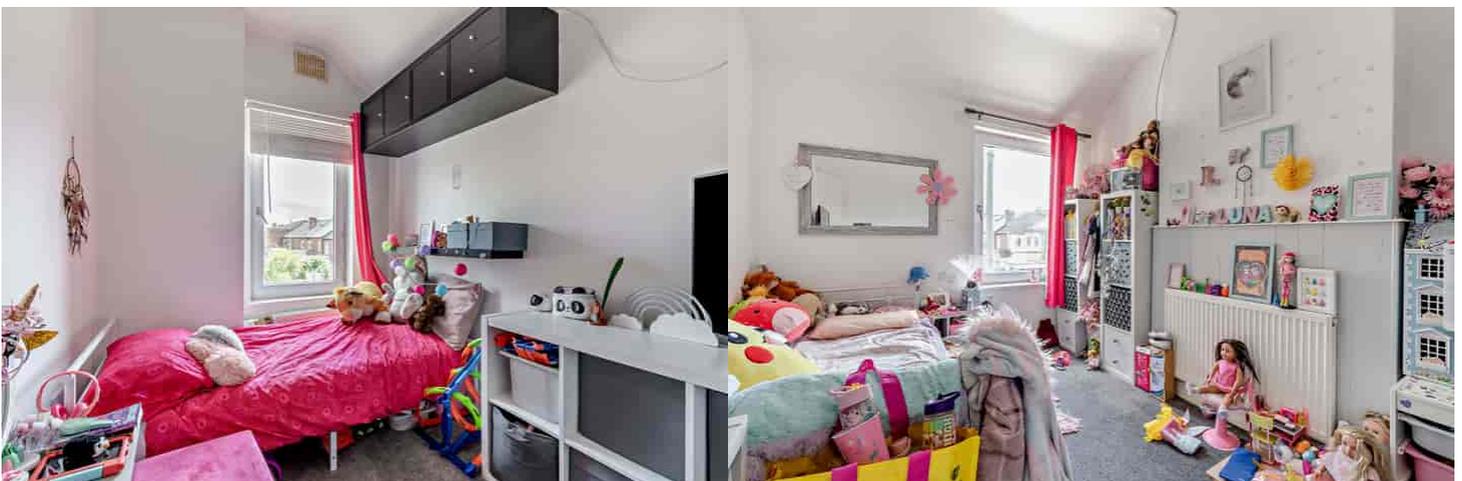
The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking. The council tax band is A.

The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, bathroom and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Leabrooks, Alfreton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Alfreton train station, with direct lines into Sheffield, a range of local bus routes and close access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



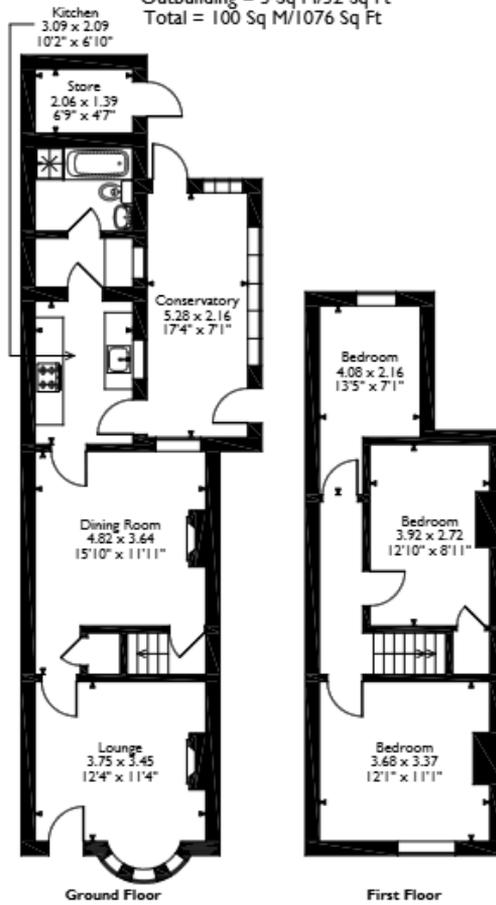
5, Albert Street, Leabrooks, Alfreton, Derbyshire

Approximate Gross Internal Area

Main House = 97 Sq M/1044 Sq Ft

Outbuilding = 3 Sq M/32 Sq Ft

Total = 100 Sq M/1076 Sq Ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk