



lighthouse

estate agents



67 Haddon Street, Alfreton, DE55 5QB

Offers In The Region Of £129,995

***** Development Opportunity *****

Lighthouse Estate Agents are pleased to offer this two bedroom, one bathroom detached bungalow on a generous sized plot situated in a quiet and popular location. The property is in need of upgrades and offers an ideal opportunity to anyone wanting a project.

The property comprises of a welcoming entrance hall, reception lounge, a spacious dining kitchen, two good sized bedrooms and a bathroom. To the rear of the property is an enclosed rear garden offering a lawn with pathways. To the front of the property is ample off road parking and garden area.

Haddon Street is ideally located to many local amenities and excellent transport links. No Upward Chain.

Entrance Hall 13'9" x 3'5" (4.21 x 1.05)



Bathroom 5'1" x 7'5" (1.56 x 2.27)



Reception Lounge 12'1" x 12'4" (3.69 x 3.78)



Enclosed Rear Garden



Driveway

Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Kitchen Diner 13'1" x 12'0" (4.00 x 3.67)



Bedroom One 11'10" x 10'4" (3.63 x 3.17)



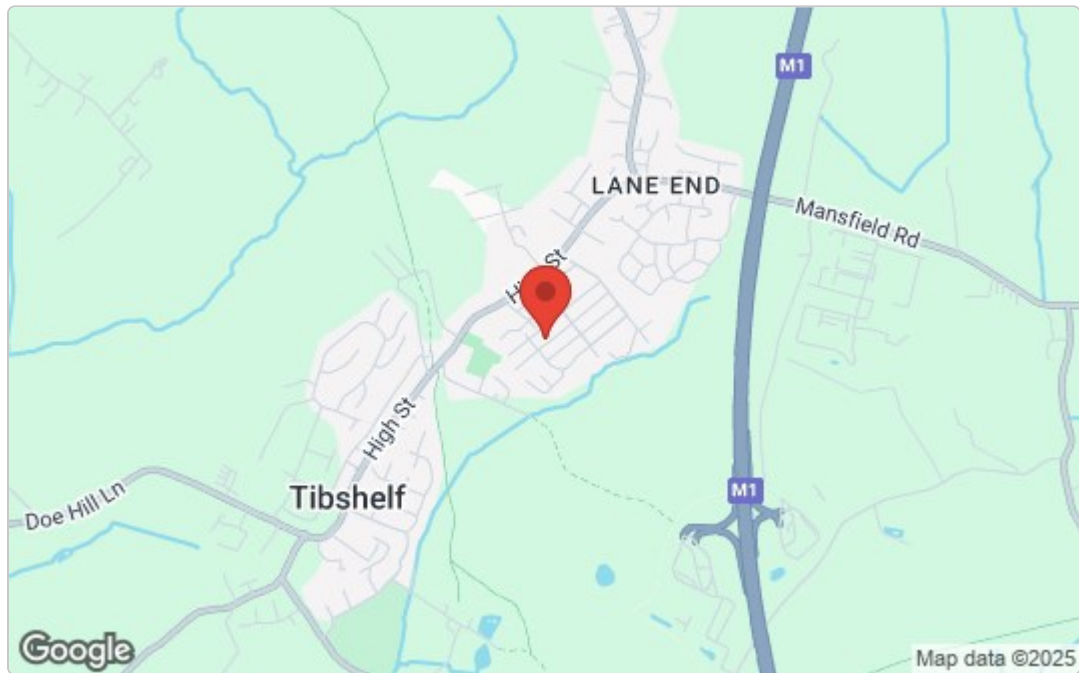
Bedroom Two 10'5" x 10'8" (3.20 x 3.26)



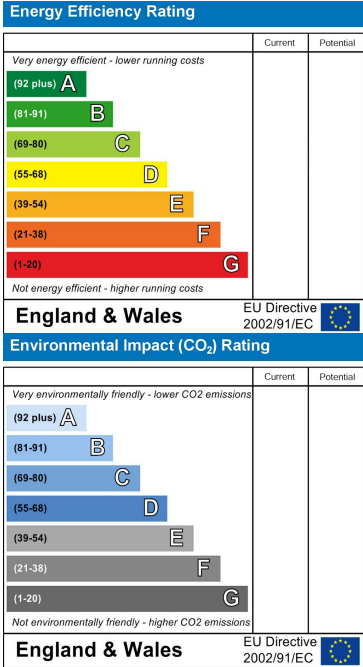
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

Area Map



Energy Efficiency Graph



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Lighthouse Estate Agents Ltd.
Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP
Telephone: 01623 753123 email: admin@lighthouse-estateagentsco.uk
www.lighthouse-estateagents.co.uk

Company No: 05878430

