



70 Cemetery Road,
Danesmoor, S45 9RZ

£160,000

W
WILKINS VARDY

£160,000

PERIOD COTTAGE - CHARACTER FEATURES - POTENTIAL - SUPERB PLOT

This delightful period cottage offers a unique opportunity for those seeking a characterful home with ample potential. Set on a substantial plot, the property boasts a wealth of original features that add to its charm and appeal.

Inside, you will find two generously sized bedrooms and a fantastic dual aspect lounge, allowing natural light to flood the room, creating a warm and inviting atmosphere perfect for relaxation.

The cottage is conveniently located close to the bustling town centre of Clay Cross, ensuring that you have easy access to a variety of local amenities, shops, and services. Additionally, the property benefits from good transport links into Chesterfield, making it an ideal choice for commuters or those who enjoy the vibrancy of town life. This period cottage is not just a house; it is a canvas waiting for your personal touch to transform it into a superb home.

- Character Cottage Offering Superb Potential
- Many Period Features Including Original Beams
- Superb Mature Plot Requiring Some Attention
- Two Generous Bedrooms
- Superbly Generous Dual Aspect Living Room
- Close to Various Amenities and Clay Cross
- No Upward Chain
- EPC Rating: E

General

Gas central heating (Glow Worm boiler)
uPVC double glazed sealed units throughout.
Gross internal floor area - 75.5sq.m./ 812sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School
Conservatory to the rear with wooden framed double glazed units

Kitchen

13'11" x 8'10" (4.24m x 2.69m)
Having a fitted range of units with a one bowl ceramic sink with mixer tap.
Integrated oven and fridge four ring gas hob with extractor above.
Space and plumbing for a washing machine.
Space for a tumble dryer.
Vinyl flooring

Living Room/Diner

18'8" x 13'11" (5.69m x 4.24m)
With a feature fireplace.

A door leads through to the..

Front Entrance Hall

Conservatory

8'7" x 8'3" (2.62m x 2.51m)
A wooden framed, double glazed construction with French doors leading out onto the garden.

On The First Floor

Master Bedroom

14'6" x 13'9" (4.42m x 4.19m)
A dual aspect double bedroom with built-in wardrobes.

Bedroom Two

14'2" x 8'2" (4.32m x 2.49m)
A front facing single bedroom with a built-in airing cupboard which houses the Glow Worm boiler (currently not working).

Bathroom

With a three piece light coloured suite, panelled bath with electric shower over, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Outside

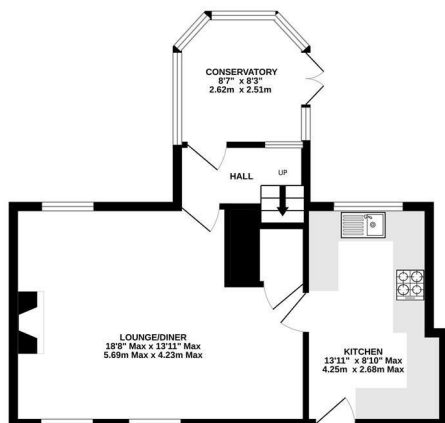
To the front there are double gates which give pedestrian access to a hardstanding area for off street parking. There is a generously proportioned garden with mature shrubs and trees (requiring attention)

To the rear steps lead up to the garden which has a paved area and a garden shed and mature conifers.

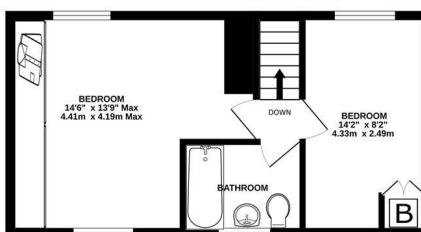
A side gives pedestrian access.



GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.





1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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