



147 Tapton View Road,  
Chesterfield, S41 7LE

OFFERS IN THE REGION OF

£220,000

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WILKINS VARDY

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# £220,000

BAY FRONTED SEMI - MODERN KITCHEN & BATHROOM - OFF STREET PARKING

This delightful bay fronted semi detached house offers 1178 sq.ft of neutrally presented and well appointed accommodation, which includes two good sized reception rooms, a modern dual aspect breakfast kitchen, conservatory/utility, three bedrooms, all with fitted storage, and a family bathroom. With off street parking and mature gardens, this property is an ideal family home.

The property is situated in an established residential neighbourhood, well placed for the various amenities on Sheffield Road and for access into the Town Centre, Dronfield and Sheffield.

- Well Appointed Bay Fronted Semi Detached House
- Modern Breakfast Kitchen with Integrated Appliances
- Conservatory/Utility
- Family Bathroom & Separate WC
- EPC Rating: E
- Two Good Sized Reception Rooms
- Three Bedrooms, all with Fitted Storage
- Ground Floor Cloaks/WC
- Off Street Parking & Mature Gardens

## General

Gas central heating (Baxi Boiler)  
Mahogany effect uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 109.5 sq.m./1178 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

## Living Room

13'2 x 12'2 (4.01m x 3.71m)  
A good sized bay fronted reception room, having a feature tiled and cast iron fireplace with wood surround, tiled hearth and an inset living flame coal effect gas fire.

## Lounge/Diner

21'6 x 11'2 (6.55m x 3.40m)  
A spacious reception room, fitted with laminate flooring and having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.  
A uPVC double glazed sliding patio door overlooks and opens to the rear garden.

## Breakfast Kitchen

18'5 x 7'7 (5.61m x 2.31m)  
A dual aspect room, fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, washing machine, eye level electric oven and grill, and a 4-ring electric hob with concealed extractor over.  
Space is provided for a fridge/freezer.  
Vinyl flooring.  
A uPVC double glazed door gives access into the conservatory/utility.

## Conservatory/Utility

15'5 x 10'7 (4.70m x 3.23m)  
Fitted with wall and base units with work surfaces over.  
Space is provided for a tumble dryer.  
uPVC double glazed doors give access to the front and rear of the property.

## On the First Floor

## Landing

## Bedroom One

12'8 x 11'2 (3.86m x 3.40m)  
A good sized rear facing double bedroom having a range of fitted bedroom furniture.

## Bedroom Two

11'2 x 11'0 (3.40m x 3.35m)  
A good sized front facing double bedroom, having two built-in double wardrobes with overhead storage.  
Wood flooring.

## Bedroom Three

7'11 x 7'7 (2.41m x 2.31m)  
A front facing single bedroom having a built-in wardrobe.

## Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, panelled bath and a wash hand basin.  
Built-in cupboard housing the gas boiler.  
Tiled floor and downlighting.

## Separate WC

Being fully tiled and having a low flush WC.  
Tiled floor.

## Outside

To the front of the property there is a block paved drive and carport providing off street parking for two vehicles. There is also a garden with mature plants and shrubs.

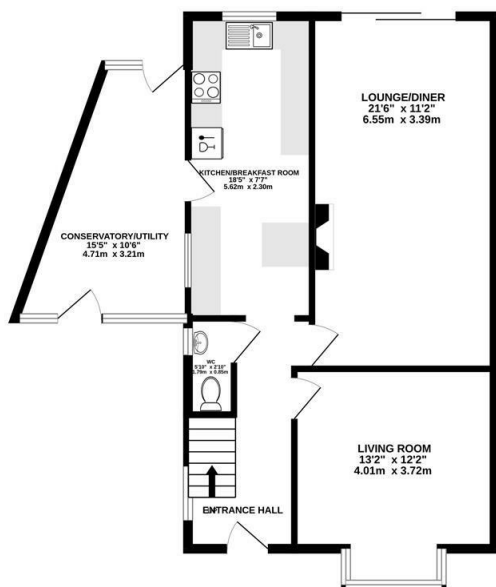
To the rear of the property there is an enclosed garden which comprises a paved patio and a lawn with mature planted borders and an apple tree. There is also a garden shed.



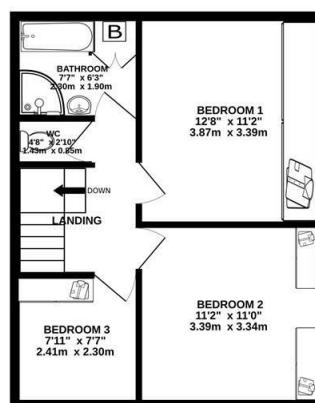




GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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.  
Made with Miroplan C3024

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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## 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, gas fires, kitchen appliances, shower unit, 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 Outwood Academy Newbold 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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