



16 Middle Lane,  
Danesmoor, S45 9DH

£160,000

W  
WILKINS VARDY

# £160,000

OPEN DAY SATURDAY 9TH AUGUST 11AM UNTIL 1PM

MODERN TWO BED SEMI - TWO BATHROOMS - LOW MAINTENANCE GARDEN

This fantastic two bedroomed, two bathroomed semi detached house offers 661 sq.ft. of well proportioned accommodation, which also includes a ground floors cloaks/WC, a good sized kitchen and a spacious lounge/diner with French doors opening onto the enclosed rear garden. The property also benefits from off street parking

Located in a cul-de-sac position, Middle Lane is conveniently positioned for the nearby amenities in Clay Cross and ideally placed for routes into Chesterfield Town Centre.

- Attractive Semi Detached House in Cul-de-Sac Position
- Ground Floor Cloaks/WC
- Two Good Sized Bedrooms
- Driveway Parking & Low Maintenance Enclosed Rear Garden
- Spacious Lounge/Diner with French doors opening to the Rear Garden
- Good Sized Kitchen
- En Suite Shower Room & Separate Bathroom
- EPC Rating: C

## General

Gas central heating (Ideal Isar Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 61.4 sq.m./661 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Cloaks/WC

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

## Kitchen

12'10 x 6'1 (3.91m x 1.85m)  
Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer, an under counter fridge, and a freestanding cooker.  
Vinyl flooring.

## Lounge/Diner

13'4 x 12'8 (4.06m x 3.86m)  
A spacious reception room, spanning the full width of the property and fitted with laminate flooring.  
uPVC double glazed French doors overlook and open onto the rear garden.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

11'10 x 9'9 (3.61m x 2.97m)  
A good sized front facing double bedroom having a built-in storage cupboard. A door gives access into an ...

## En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with an electric shower, pedestal wash hand basin with tiled splashback and a low flush WC.  
Vinyl flooring.

## Bedroom Two

10'9 x 6'5 (3.28m x 1.96m)  
A good sized single/small double bedroom, being rear facing and having a built-in wardrobe with sliding mirror doors and a built-in storage cupboard.

## Bathroom

Fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap and tiled splashback, pedestal wash hand basin with tiled splashback and a low flush WC.  
Vinyl flooring.

## Outside

To the front of the property there is a tarmac drive providing car standing space.

To the rear of the property there is an enclosed east facing garden which comprises of a paved seating area and a central path with planted borders to either side.

## 100% Share For Sale

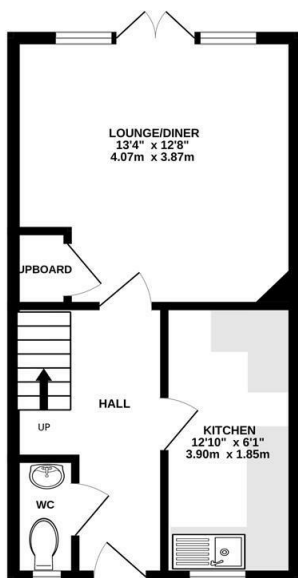
This property is currently owned on a shared ownership basis with EMH Group. However, we understand that EMH Group are willing to sell their share and therefore the full 100% share is available at the provided asking price.



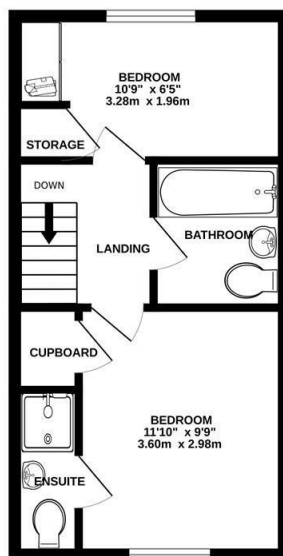




GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.





1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 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 misstatement. 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			91
(81-91) B			
(69-80) C		78	
(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, 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 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.



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

wilkins-varidy.co.uk