49 Bamford Avenue,
North Wingfield, S42 5JR

ASKING PRICE

£145,000

WILKINS VARDY

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£145,000

AFFORDABLE FIRST HOME - THREE BEDS - SOUTH FACING REAR GARDEN - CORNER PLOT

Occupying a corner plot is this well presented three bedroomed end terraced house offering 923 sq.ft. of neutrally presented accommodation. From the entrance hall there is a ground floor cloaks/WC and access to the kitchen/diner with integrated cooking appliances. The property also boasts a well proportioned dual aspect living room, perfect for relaxing or entertaining guests, and a family bathroom. Outside, there are gardens to the front and rear, the rear being south facing.

Situated in a pleasant neighbourhood, this home is close to local amenities, schools, and parks, making it a practical choice for those who value convenience. Whether you are a first time buyer, family or looking to downsize, this property on Bamford Avenue is a wonderful option that combines comfort with a welcoming atmosphere. Book a viewing today!

- END TERRACED HOUSE ON CORNER PLOT
- GROUND FLOOR CLOAKS/WC
- GOOD SIZED KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- GENEROUS DUAL ASPECT LIVING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

General
Gas central heating
uPVC sealed unt double glazed windows and doors
Gross internal floor area - 85.8 sq.m,./923 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A uPVC double glazed front entrance door opens into the ...

Kitchen
15'8 x 11'5 (4.78m x 3.48m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer
An alcove provides space for an American style fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

'L' Shaped Rear Entrance Hall
Fitted with laminate flooring and having a built-in store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC
Fitted with a white 2-piece suite comprising of a wash hand basin with tiled splashback, and a low flush WC.

Living Room
17'8 x 10'5 (5.38m x 3.18m)
A generous dual aspect reception room, fitted with laminate flooring and having a feature ornamental fireplace with wood surround, tiled inset and hearth.

On the First Floor

Landing
Having two useful built-in storage cupboards.

Bedroom One
11'5 x 11'5 (3.48m x 3.48m)
A good sized front facing double bedroom.

Bedroom Two
14'9 x 8'10 (4.50m x 2.69m)
A good sized front facing double bedroom, fitted with laminate flooring.

Bedroom Three
11'5 x 5'11 (3.48m x 1.80m)
A front facing single bedroom.

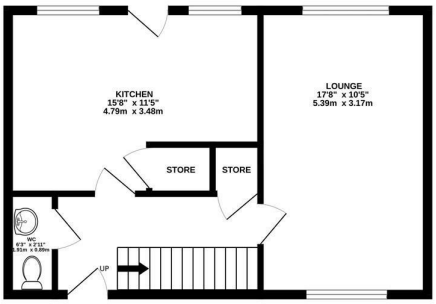
Family Bathroom
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Outside
To the front of the property there is a lawned garden screened by conifer hedging and a path with steps leading down to the front entrance door.

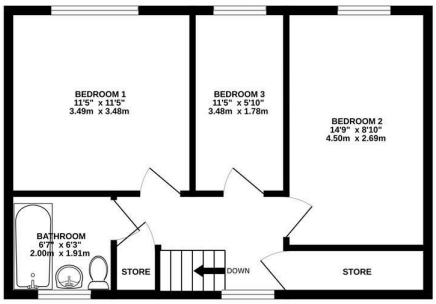
A paved path to the side of the property leads to a wooden gate which opens to the enclosed south facing rear garden, where there is a lawn with side border, and two attached brick built stores.

There is a communal car park to the side of the property and on street parking is also available in the area.

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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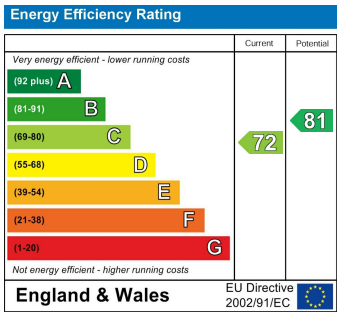

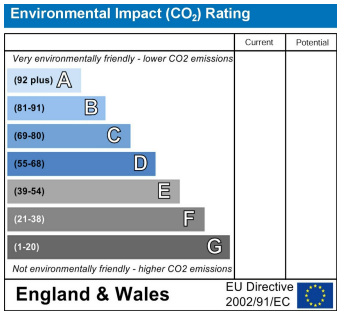

VIEWINGS

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, 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.