45 Emes Road,
Wingerworth, S42 6GS

£230,000

WILKINS VARDY

£230,000

MODERN THREE BED SEMI - POPULAR LOCATION - ATTRACTIVE ENCLOSED REAR GARDEN - NO CHAIN

This delightful semi detached house on Emes Road offers a perfect blend of comfort and convenience. Spanning an inviting 731 square feet, the property features three bedrooms, making it an ideal choice for families or those seeking extra space.

The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. Boasting a good sized living room and modern kitchen/diner with French doors opening onto the rear garden, as well as a cloaks/WC and family bathroom. Two car standing spaces are also provided.

The location of this home is particularly appealing, as Wingerworth is known for its friendly community atmosphere and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a wonderful place to settle down.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- THREE BEDROOMS
- DRIVEWAY PARKING FOR TWO CARS
- EPC RATING: B
- GROUND FLOOR CLOAKS/WC
- MODERN KITCHEN/DINER
- FAMILY BATHROOM
- GARDENS TO THE FRONT AND REAR

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

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.9 sq.m./731 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 a ...

Entrance Hall

Cloaks/WC
Fitted with a white 2-piece suite comprising a hand wash basin and a low flush WC.
Chrome heated towel rail.
Laminate flooring.

Living Room
14'1 x 11'3 (4.29m x 3.43m)
A good sized front facing reception room.

Inner Hall
With staircase rising to the First Floor accommodation.

Kitchen/Diner
14'8 x 10'0 (4.47m x 3.05m)
Spanning the full width of the property, and fitted with a range of grey wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Built in storage cupboard.
Laminate flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One
14'8 x 10'2 (4.47m x 3.10m)
A good sized rear facing double bedroom spanning the full width of the property.

Bedroom Two
10'1 x 7'5 (3.07m x 2.26m)
A front facing double bedroom.

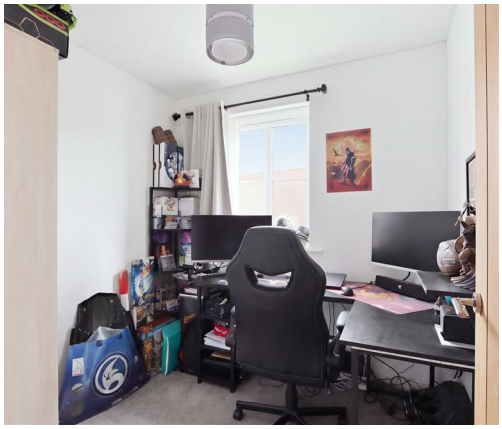
Bedroom Three
7'3 x 6'4 (2.21m x 1.93m)
A front facing single bedroom.

Bathroom
7'5 x 6'6 (2.26m x 1.98m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Laminate flooring.

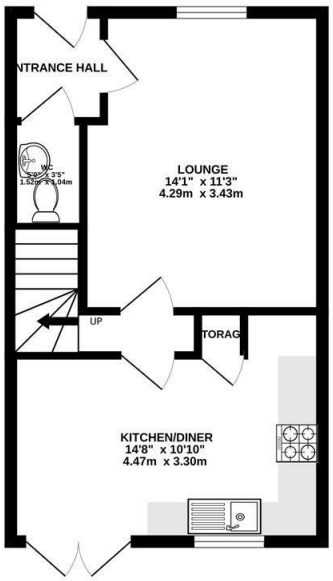
Outside
To the front of the property there is a lawned garden with hedge boundary, and a paved path leading up to the front entrance door.

A tarmac driveway to the side of the property provides off street pakring for two vehicles.

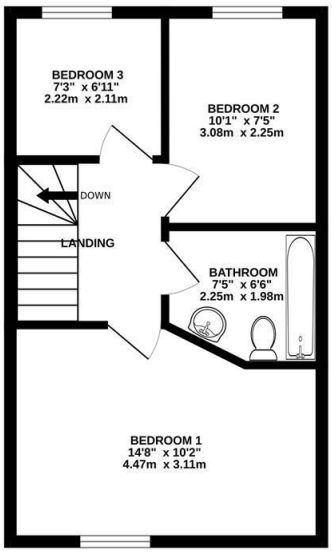
A gate at the top of the driveway gives access to the rear of the property where there is an enclosed east facing garden comprising of a paved patio and lawn with chipped bark bed and side border and some mature trees and shrubs.

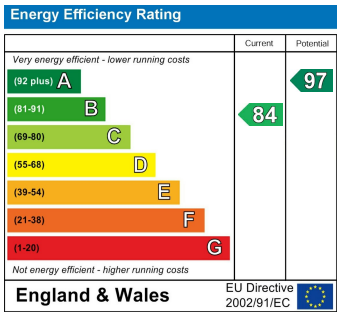


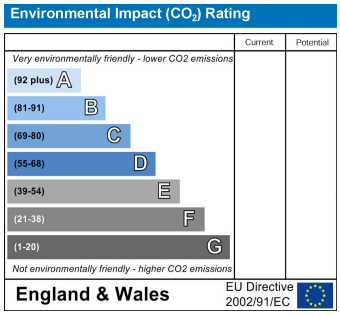
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.







TOTAL FLOOR AREA : 731 sq.ft. (67.9 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 Metropix ©2026

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.

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

wilkins-vardy.co.uk