25 John Street,
Clay Cross, S45 9NQ

£190,000

WILKINS VARDY

£190,000

DOUBLE FRONTED SEMI - TWO RECEPTION ROOMS - THREE BEDS - DETACHED GARAGE

A spacious double fronted semi detached home offering 907 sq.ft. of well proportioned accommodation throughout. The property features a bright dual aspect living room, separate dining room, and a good sized kitchen. To the first floor are three bedrooms and a wet room. Outside, the property benefits from lawned gardens to both the front and rear, together with a driveway providing off street parking and leading to a detached garage.

While the property would benefit from some cosmetic improvement, it has been well maintained and presents an excellent opportunity for purchasers seeking a home with scope to add value in a desirable residential setting.

Located in the centre of Clay Cross, the property is well placed for local shops and amenities, and readily accessible for transport links towards Chesterfield Town Centre and Alfreton.

- DOUBLE FRONTED SEMI DETACHED HOUSE
- DUAL ASPECT LIVING ROOM
- SEPARATE DINING ROOM
- GOOD SIZED KITCHEN
- THREE BEDROOMS
- FULLY TILED WET ROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT & REAR
- EPC RATING: C

General
Gas central heating
uPVC sealed unit double glazed windows
Gross internal floor area - 84.3 sq.,m./907 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A timber framed and glazed front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
18'3 x 11'6 (5.56m x 3.51m)
A spacious dual aspect reception room having a feature stone fireplace with fitted coal effect gas fire.

Dining Room
12'2 x 10'6 (3.71m x 3.20m)
A second good sized front facing reception room.

Kitchen
13'7 x 6'1 (4.14m x 1.85m)
Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer, fridge/freezer and a freestanding cooker
Two useful built-in storage cupboards.
Tiled floor.
A timber framed and glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
13'7 x 13'3 (4.14m x 4.04m)
A good sized double bedroom having two windows overlooking the front of the property.

Bedroom Two
12'7 x 11'6 (3.84m x 3.51m)
A good sized front facing double bedroom.

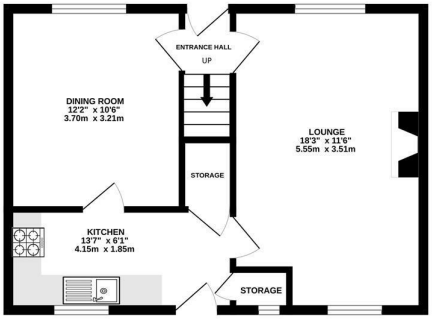
Bedroom Three
8'7 x 8'2 (2.62m x 2.49m)
A rear facing single bedroom.

Wet Room
10'11 x 6'1 (3.33m x 1.85m)
Being fully tiled and having a shower area with mixer shower, hand wash basin and a low flush WC.
Chrome heated towel rail.
Waterproof flooring.

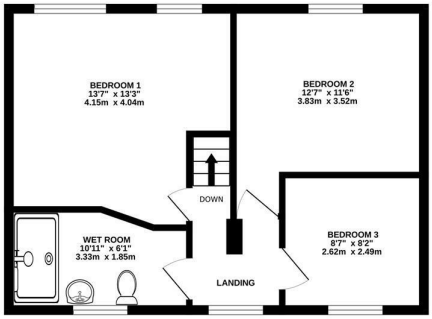
Outside
A concrete driveway providing ample off street parking and leads to a Detached Single Garage. There is a lawned front garden with mature plants, shrubs and a tree, together with a wooden ramp leading up to the front entrance door.

To the rear of the property there is an enclosed garden which comprises a paved patio with a ramp leading down to a lawn and a large summerhouse/garden shed.

GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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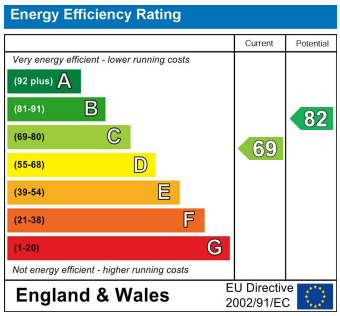

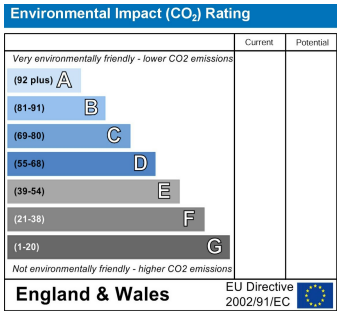

VIEWINGS

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, gas fire, 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