



9 Adlington Avenue,  
Wingerworth, S42 6NQ

OFFERS IN THE REGION OF

£164,950

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WILKINS VARDY

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# £164,950

GREAT VALUE FAMILY HOME - TWO RECEPTION ROOMS - PLENTY OF STORAGE - NO CHAIN

Standing on a good sized plot and offered for sale with no chain, is this well proportioned semi detached house. Requiring some cosmetic improvement, the property features two good sized reception rooms and a conservatory. The kitchen has a range of fitted units and access to a side entrance porch where you will find two useful store rooms and a WC. There are three comfortable bedrooms, providing ample space for families or those seeking a home office. and a shower room/WC. Outside, the property benefits from parking for two vehicles, and mature gardens to the front and rear.

Adlington Avenue is a popular address, being well placed for accessing nearby amenities in Wingerworth and New Tupton, and conveniently positioned for transport links into Clay Cross and Chesterfield Town Centre.

- AFFORDABLE FAMILY HOME ON GOOD SIZED PLOT
- TWO RECEPTIONS ROOMS & CONSERVATORY
- KITCHEN WITH FITTED UNITS
- SIDE ENTRANCE PORCH WITH TWO USEFUL STORE ROOMS & WC
- THREE GOOD SIZED BEDROOMS
- SHOWER ROOM
- DRIVEWAY PARKING & MATURE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: D

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 89.8 sq.m./967 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## Steel Framed Construction

It is our understanding that the property is of steel framed construction. Whilst this should not affect your ability to mortgage the property, it would be recommended for the buyer to investigate the condition of the steel frame which includes concealed sections prior to purchasing.

## On the Ground Floor

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

## Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Kitchen

10'0 x 9'4 (3.05m x 2.84m)

Fitted with a range of 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 space for a fridge/freezer and a freestanding cooker.

A door gives access to a built-in pantry.

Vinyl flooring.

A door gives access into the Side Porch.

## Dining Room

11'4 x 8'1 (3.45m x 2.46m)

A good sized reception room having a door giving access into the ...

## Conservatory

11'4 x 5'1 (3.45m x 1.55m)

Being triple aspect and having a door opening to the rear of the property.

## Living Room

13'2 x 11'11 (4.01m x 3.63m)

A good sized front facing reception room having a feature stone fireplace.

## Side Entrance Porch

Accessed via a wooden glazed door to the front and having a uPVC double glazed door to the rear. This porch area has two useful store rooms and a WC.

## On the First Floor

### Landing

### Bedroom One

11'11 x 11'4 (3.63m x 3.45m)

A good sized front facing double bedroom, having a built-in double wardrobe with sliding doors and a built-in store cupboard which houses the gas boiler.

### Bedroom Two

11'4 x 8'5 (3.45m x 2.57m)

A rear facing double bedroom.

### Bedroom Three

10'0 x 6'4 (3.05m x 1.93m)

A front facing small double/single bedroom having a built-in over stair storage cupboard.

### Shower Room

7'0 x 5'6 (2.13m x 1.68m)

Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

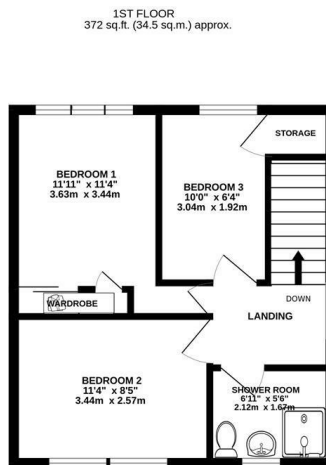
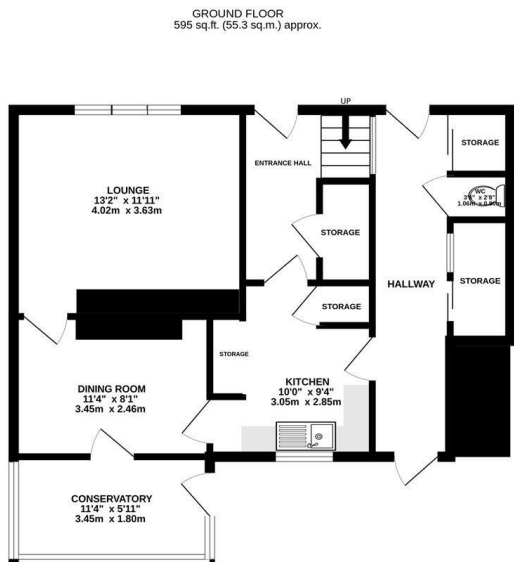
### Outside

Double gates to the front of the property open onto a concrete drive providing ample off street parking. There is also a lawned garden with side border and a concrete seating area.

Access to the rear garden can be gained through the Lean-To Side Porch.

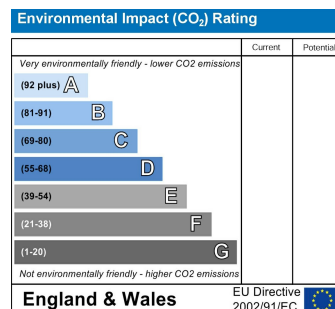
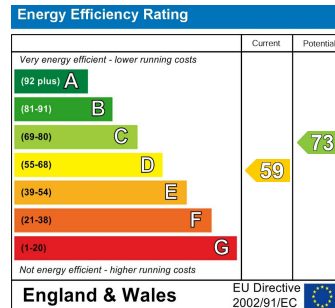
The enclosed east facing rear garden comprises of a yard and a hardstanding area with a garden shed. There is also a paved patio/seating area, a lawned garden with pebble borders, a planted side bed and a path leading down to the bottom of the garden where there is a further plants and shrubs.





TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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RICS

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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire (not operable), shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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