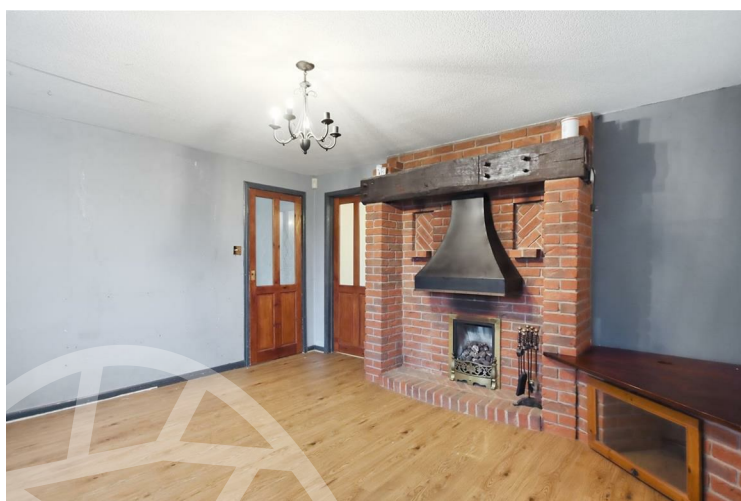




116 Kirkstone Road,  
Dunston, S41 8HE

OFFERS IN THE REGION OF

£179,950

W  
WILKINS VARDY

£179,950

TWO BED SEMI - MODERN KITCHEN AND SHOWER ROOM - SOUTH FACING GARDEN - NO UPWARD CHAIN

Sat back from the road in an elevated position this delightful semi detached family home offers 828 sq.ft. of accommodation. The property includes a good sized living room, a modern shaker style kitchen with integrated cooking appliances, and a ground floor cloaks/WC. With two good sized double bedrooms and a modern shower room, as well as a generous south facing rear garden, this property would suit a young or growing family.

Kirkstone Road is conveniently situated for the nearby amenities in Littlemoor and on Sheffield Road, and is popular with commuters needing access not only into the Town Centre but into Dronfield and Sheffield.

- IDEAL STARTER HOME/FIRST TIME BUYER
- SEMI DETACHED HOUSE ON GENEROUS PROPERTY
- PLOT
- GOOD SIZED LIVING ROOM
- GROUND FLOOR CLOAKS/WC
- BREAKFAST KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- MATURE GARDENS TO THE FRONT & REAR, THE REAR BEING SOUTH FACING
- NO UPWARD CHAIN
- EPC RATING: D

#### General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 76.9 sq.m./828 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

#### On the Ground Floor

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

#### Entrance Hall

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

#### Cloaks/WC

6'4 x 4'9 (1.93m x 1.45m)  
Fitted with waterproof boarding to the walls and having a modern white 2-piece suite comprising a low flush WC and hand wash basin with vanity unit below.  
Vinyl flooring.

#### Living Room

13'5 x 12'3 (4.09m x 3.73m)  
A good sized front facing reception room having an exposed brick chimney breast/fireplace with an inset coal effect living flame gas fire, the fireplace extending to the side to provide TV standing.  
Laminate flooring.

#### Kitchen

16'9 x 8'7 (5.11m x 2.62m)  
Being part tiled and fitted with a range of shaker style wall, drawer and base units with complementary work surfaces over, including a small breakfast bar.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor canopy over.  
Space and plumbing is provided for a washing machine. and there is space for a fridge/freezer.  
Built-in storage cupboard.  
Laminate flooring.  
A uPVC double glazed door gives access onto the rear of the property.

#### On the First Floor

#### Landing

Having a built-in storage cupboard.

#### Bedroom One

13'5 x 12'3 (4.09m x 3.73m)  
A generous double bedroom having two windows overlooking the front of the property.  
Built-in storage cupboard.

#### Bedroom Two

13'5 x 8'7 (4.09m x 2.62m)  
A good sized rear facing double bedroom fitted with laminate flooring.

#### Shower Room

6'4 x 5'5 (1.93m x 1.65m)  
Having waterproof boarding to the walls and fitted with a modern 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin with vanity unit below, and a low flush WC.  
Chrome heated towel rail.  
Laminate flooring.

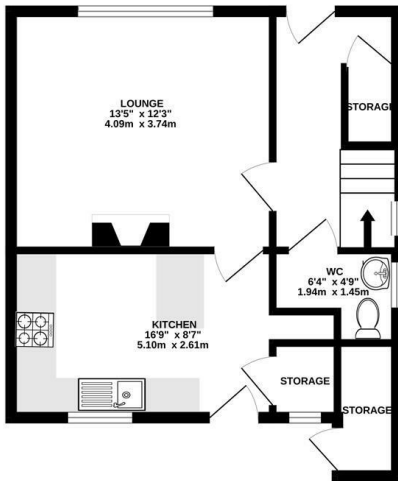
#### Outside

Steps to the front of the property rise up to a path which takes you to the front entrance door. There is also a lawned garden with hedged boundary and a mature conifer tree.

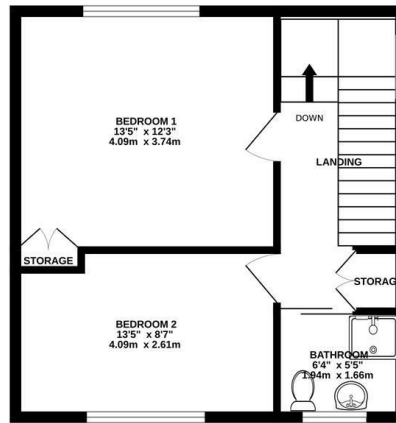
A gate gives access down the side of the property to the enclosed south facing rear garden which is predominantly laid to lawn and having mature bushes, trees and shrubs.



GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

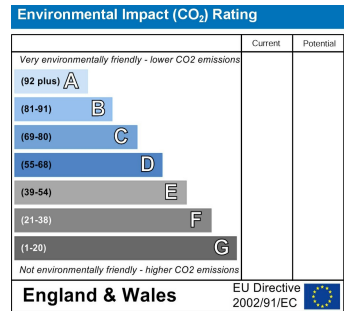
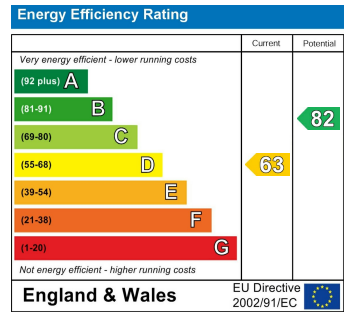


1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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.  
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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, 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.

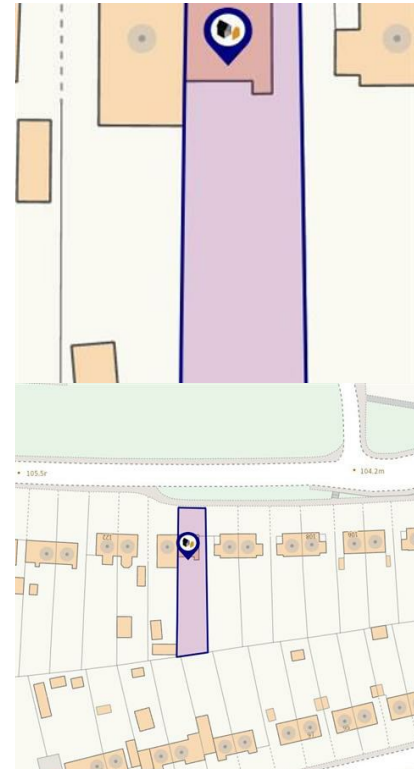
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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.



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wilkins-varidy.co.uk