



11 Easedale Close,
Linacre Woods, S40 4XP

GUIDE PRICE

£145,000

W
WILKINS VARDY

GUIDE PRICE

£145,000

GUIDE PRICE: £145,000 TO £150,000

AFFORDABLE TWO BED SEMI - CUL-DE-SAC POSITION - MODERN KITCHEN & BATHROOM - NO CHAIN

Sat at the head of a cul-de-sac and offered for sale with no chain is this two double bedroomed semi detached house which would make an ideal starter home/investment property. Offering 618 sq.ft. of neutrally presented and easily managed accommodation including a good sized living room and modern kitchen and bathroom. Outside, there are gardens to the front and rear, together with off street parking.

Located in a popular residential area, the property is well placed for the local shops and amenities on Wardgate Way and just a short distance from Brushfield Park and Holmebrook Valley Country Park. The property is also readily accessible for transport links towards Chesterfield Town Centre, Dronfield and Sheffield.

Do not miss the chance to make this delightful property your own.

• DELIGHTFUL SEMI DETACHED HOUSE -

GUIDE PRICE £145,000 TO £150,000

• GOOD SIZED LIVING ROOM

• TWO DOUBLE BEDROOMS

• MATURE GARDENS & OFF STREET

PARKING

• EPC RATING: D

• HEAD OF CUL-DE-SAC POSITION

• MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES

• MODERN BATHROOM

• NO CHAIN

General

Gas central heating (Glow Worm 30Ci Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 57.4 s.qm./618 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Porch

Having a door opening into the ...

Living Room

17'4 x 12'6 (5.28m x 3.81m)

A generous front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset electric fire.

A staircase rises to the First Floor accommodation.

Centre Lobby

Having a built-in under stair store.

Kitchen

12'6 x 10'0 (3.81m x 3.05m)

Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'6 x 11'3 (3.81m x 3.43m)

A good sized front facing double bedroom.

Bedroom Two

12'6 x 7'2 (3.81m x 2.18m)

A rear facing double bedroom having a built-in over stair storage cupboard which houses the gas boiler.

Family Bathroom

8'6 x 5'5 (2.59m x 1.65m)

Being fully tiled and fitted with a white 3-piece suite comprising of a

panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with vanity unit below, and a low flush WC. Vinyl flooring.

Outside

To the front of the property there is a small lawned garden. A shared gravelled driveway leads to off street parking at the side of the property.

To the rear of the property there is a south west facing garden which requires attention. There is also a garden shed.

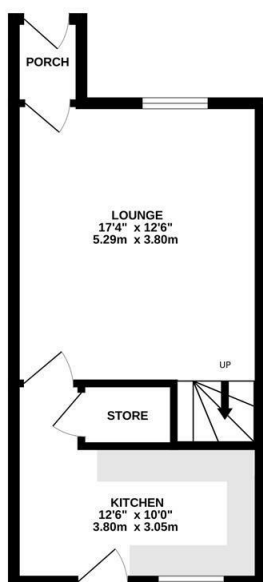


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

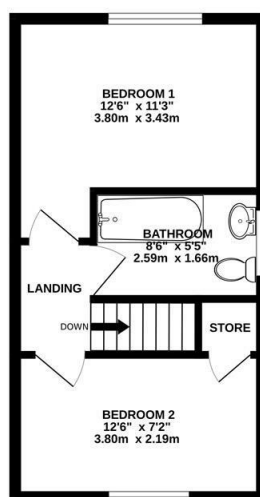
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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, electric fire, kitchen appliances, 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 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 Consultant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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