3 Lincoln Street,
Chesterfield, S40 2TW

OFFERS IN THE REGION OF

£124,950

WILKINS VARDY

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WELL APPOINTED SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - CONVENIENT LOCATION

This affordable semi detached property offers 581 sq.ft. of neutrally presented and well proportioned accommodation ideal for first time buyers, investors, or those looking to downsize. The property features a cosy living room with a log burning stove, creating a warm and welcoming atmosphere, together with a fitted kitchen incorporating integrated cooking appliances. To the rear is a a hallway leading to a ground floor bathroom. Upstairs, there are two good sized double bedrooms providing comfortable living space.

Externally, the property benefits from an enclosed rear yard with a substantial outside store/workshop, offering excellent storage or hobby space.

Conveniently situated for the amenities on Derby Road, the property is readily accessible to Chesterfield town centre and enjoys excellent commuter links towards Dronfield, Sheffield, and the M1 Motorway.

- WELL APPOINTED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM WITH LOG BURNING STOVE
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GROUND FLOOR BATHROOM/WC
- TWO GOOD SIZED DOUBLE BEDROOMS
- REAR YARD WITH LARGE OUTSIDE STORE/WORKSHOP
- POPULAR & CONVENIENT LOCATION
- EPC RATING: E

General

Gas central heating (Ideal Classic Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 53.9 sq.m./581 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

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

Living Room

12'1 x 11'10 (3.68m x 3.61m)
A good sized front facing reception room fitted with laminate flooring and having a feature exposed brick fireplace with stone lintel and a log burning stove sat on a stone hearth.
An opening leads through into the ...

Kitchen

12'1 x 10'1 (3.68m x 3.07m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary Dekton 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 extractor canopy over.
Included in the sale is the slimline dishwasher.
An opening gives access to a useful built-in under stair store area which has space for a fridge/freezer.
Laminate flooring.
A staircase rises to the first floor accommodation.

Rear Entrance Hall

Fitted with cushion flooring and having space and plumbing for a washing machine. A door gives access to the bathroom and a uPVC double glazed door gives access onto the rear of the property.

Bathroom

7'2 x 5'11 (2.18m x 1.80m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with curved shower screen and electric shower over, pedestal hand wash basin and a low flush WC.
Laminate flooring.

On the First Floor

Bedroom One

12'1 x 11'10 (3.68m x 3.61m)
A good sized front facing double bedroom having a loft access hatch with ladder to boarded roof space.

Bedroom Two

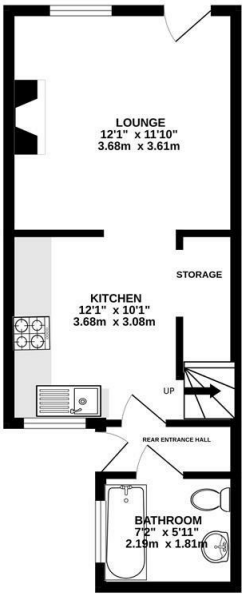
10'1 x 9'1 (3.07m x 2.77m)
A rear facing double bedroom with stripped floor boards.

Outside

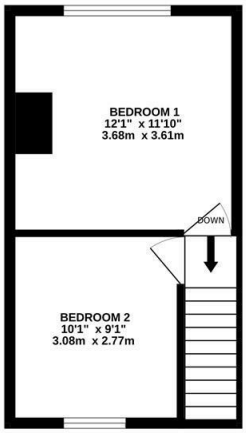
On street parking is available in the area.

A gate gives access down the side of the property to an enclosed yard where there is a seating area and a large Outside Store/Workshop.

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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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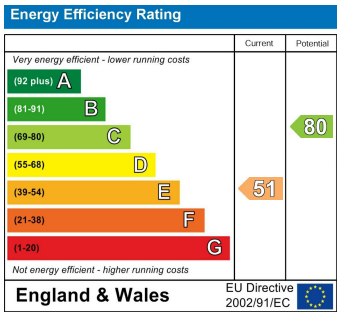
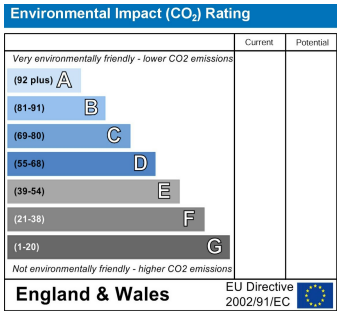




VIEWINGS

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, log burning stove, 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.

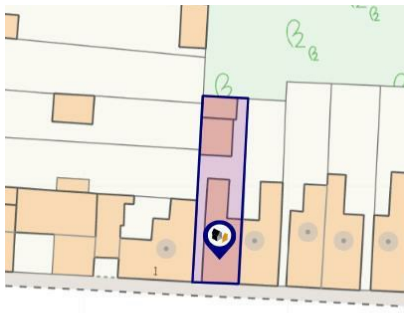
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Hasland Hall Community 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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