



14 Wharf Lane,
Chesterfield, S41 7NE

OFFERS IN EXCESS OF

£190,000

W
WILKINS VARDY

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SUPERB VICTORIAN FAMILY HOME - THREE BEDS - THREE BATHS - LOW MAINTENANCE GARDENS

Located on the outskirts of the Town Centre, this delightful mid terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,494 square feet, the 'ready to move into' property boasts two spacious reception rooms, and a large galley kitchen with integrated cooking appliances. The home features three well appointed double bedrooms, providing ample space for families or those seeking a guest room or home office., together with three bathrooms, one being on the ground floor, convenience being at the forefront, ensuring that morning routines and evening unwinding can be done with ease and privacy.

The local shops and amenities on Sheffield Road are nearby, and the Train Station and Chesterfield College are just a short distance away.

This property presents a wonderful opportunity for anyone seeking a comfortable and stylish home in a convenient area. Whether you are a first time buyer, a growing family, or looking to invest, this terraced house on Wharf Lane is sure to meet your needs and exceed your expectations.

- Well Appointed Victorian Family Home
- Convenient Edge of Town Centre Location
- Two Spacious Reception Rooms
- Good Sized Galley Kitchen
- Ground Floor Shower Room
- Three Double Bedrooms
- En Suite to Master Bedroom & Family Bathroom
- Low Maintenance Front and Rear Gardens
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 138.8 sq.m./1494 sq.ft. (including Cellar)
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with vinyl flooring and having a staircase rising to the First Floor accommodation.

Lounge

14'0 x 12'2 (4.27m x 3.71m)
A good sized reception room overlooking the front of the property.

Dining Room

14'0 x 12'8 (4.27m x 3.86m)
A good sized rear facing reception room having a feature wall with seating to one of the alcoves and having an exposed brick fireplace with flagstone hearth and lighting.
Laminate flooring.
A door gives access to steps which lead down into the cellar.

Cellar

14'0 x 10'3 & 14'0 x 4'2 (4.27m x 3.12m & 4.27m x 1.27m)
A useful storage area having light and power.

Kitchen

26'2 x 6'2 (7.98m x 1.88m)
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over. Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric double oven and 5-ring gas hob with glass splashback and extractor canopy over.
Space and plumbing is provided for a washing machine, and there is space for an American style fridge/freezer.
Vinyl flooring and downlighting.
A door gives access into the ...

Shower Room

Fitted with a 3-piece suite comprising of a walk-in shower enclosure with waterproof boarding splashbacks and an electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

Split Landing

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a 'P' shaped panelled bath with glass shower screen and power shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Bedroom One

13'11 x 12'11 (4.24m x 3.94m)
A good sized rear facing double bedroom, having a door giving access into an ...

En Suite Shower Room

Fitted with a 3-piece suite comprising of a fully tiled walk-in shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Bedroom Two

14'1 x 11'0 (4.29m x 3.35m)
A good sized front facing double bedroom.

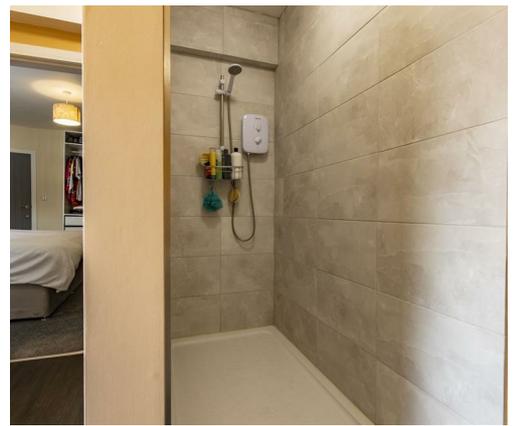
Bedroom Three

12'4 x 8'5 (3.76m x 2.57m)
A front facing double bedroom.

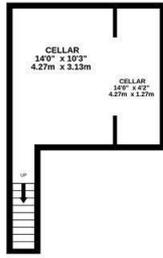
Outside

To the front of the property there is a walled low maintenance front garden with a gravelled area and Indian Stone path.

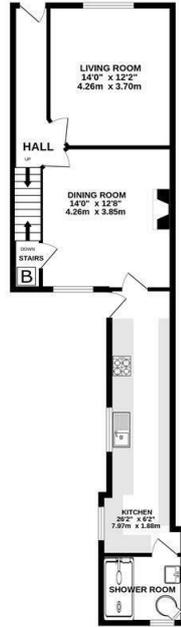
A gate opens to a shared side gennel which leads to the enclosed rear courtyard.



CELLAR
237 sq ft. (22.0 sq m.) approx.



GROUND FLOOR
652 sq ft. (60.6 sq m.) approx.



1ST FLOOR
608 sq ft. (56.3 sq m.) approx.



TOTAL FLOOR AREA: 1494 sq ft. (138.9 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.
Made with Metropix (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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RICS

Relocation agent network

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, kitchen appliances, shower units, 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.

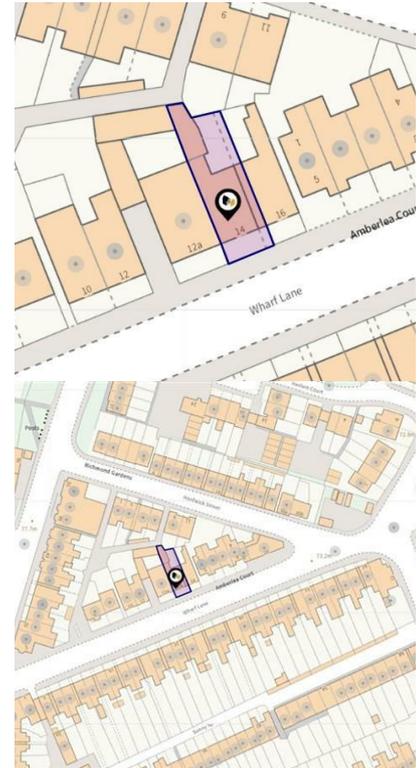
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Whittington Green 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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