



106 Chesterfield Road,  
North Wingfield, S42 5LE

OFFERS IN THE REGION OF

£120,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

£120,000

IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY - TWO RECEPTION ROOMS - TWO BEDS PLUS ATTIC ROOM - NO CHAIN

Offered for sale with no chain is this delightful end terraced house offering an impressive 957 sq.ft. of accommodation over three floors. The property boasts two inviting reception rooms, a galley kitchen with integrated cooking appliances, and a ground floor shower. The home also features two well proportioned double bedrooms and a good sized attic room, providing ample space for families or those seeking a home office. Outside, there is an enclosed low maintenance west facing rear garden.

Located within easy access of local amenities, the property is ideally positioned for commuters needing access to the M1 Motorway and for routes into Chesterfield and Clay Cross.

With its appealing layout and potential for personalisation, this terraced house is a wonderful opportunity for anyone looking to establish their roots in North Wingfield.

Do not miss the chance to make this delightful residence your new home.

- Ideal First Time Buyer/Investment Property
- Two Good Sized Reception Rooms
- Ground Floor Shower Room/WC
- Low Maintenance Enclosed Rear Garden
- EPC Rating: D
- Well Proportioned End Terraced House
- Galley Kitchen with Integrated Cooking Appliances
- Two First Floor Bedrooms & Useful Attic Room
- NO CHAIN

## General

Gas central heating (Alpha Evoke 33NX combi boiler - Fitted in 2024)

uPVC sealed unit double glazed widows and doors

Gross internal floor area - 88.9 sq.m./957 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

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

### Living Room

12'1 x 11'10 (3.68m x 3.61m)

A good sized front facing reception room, having a feature stone fireplace with inset living flame coal effect gas fire, the fireplace extending to the side to provide TV standing.

### Centre Lobby

With under stair store area.

### Dining Room

12'1 x 11'11 (3.68m x 3.63m)

A second good sized reception room, being rear facing and having a feature stone fireplace with inset electric fire, the fireplace extending to the side to provide TV standing.

A door gives access to a staircase which rises to the First Floor accommodation.

### Kitchen

7'11 x 6'0 (2.41m x 1.83m)

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

Inset single drainer 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 to the rear of the property, and a further door opens to the ...

### Shower Room

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

Vinyl flooring.

## On the First Floor

### Landing

With a door giving access to a staircase which rises to the Second Floor accommodation.

### Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

A good sized front facing double bedroom, having a built-in over stair store cupboard.

### Bedroom Two

12'1 x 11'11 (3.68m x 3.63m)

A second good sized double bedroom, being rear facing and having a built-in cupboard which houses the gas boiler.

## On the Second Floor

### Attic Room

19'8 x 12'1 (5.99m x 3.68m)

A good sized room with dormer window to the front.

### Outside

To the front of the property there is a shared side footpath which gives access to the rear garden. On street parking is available in the area.

To the rear of the property there is a enclosed, low maintenance paved and pebbled garden, with a hardstanding area for a greenhouse. There is also a garden shed.





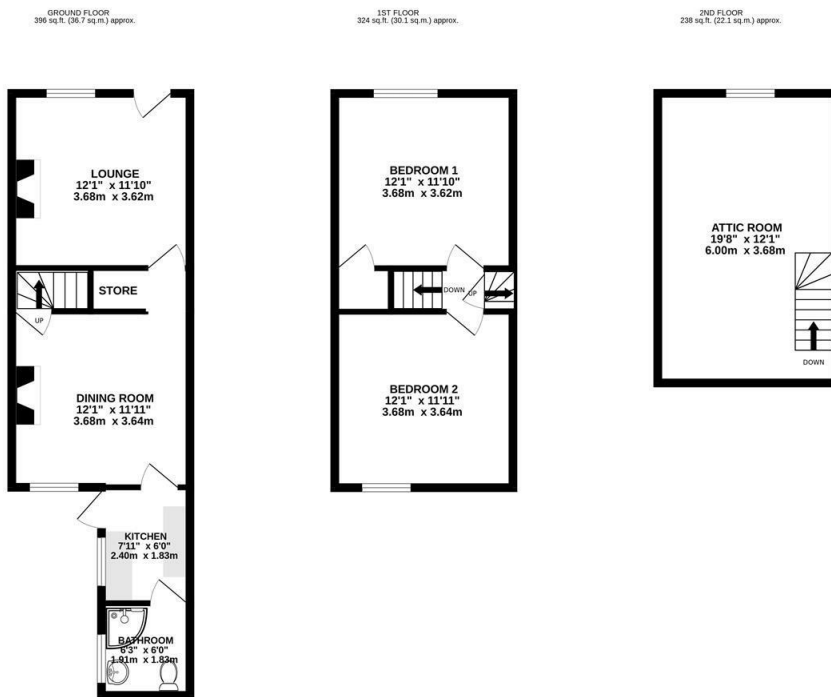
**aprift**  
Know any property instantly

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'





TOTAL FLOOR AREA: 967 sq ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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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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, gas fire, electric 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 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 Consultants.

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 56      | 75        |
| EU Directive 2002/91/EC                     |         |           |

## Environmental Impact (CO<sub>2</sub>) Rating

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



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