67 Peveril Road,
Chesterfield, S41 8RY

£219,950

WILKINS VARDY

£219,950

'READY TO MOVE INTO' SEMI - MODERN KITCHEN & BATHROOM - DETACHED GARAGE - NO CHAIN

This beautifully presented three bedroom semi detached home is ready to move straight into and is offered with no upward chain. Neutrally decorated throughout, the property features a spacious living room with glazed double doors opening to the dining room, creating an ideal space for both everyday living and entertaining. The modern fitted kitchen and stylish bathroom complement the well proportioned accommodation. Outside, the property benefits from a detached garage, driveway parking, and lawned gardens to both the front and rear, making this an excellent choice for families, first time buyers, or those looking to downsize.

Located in a popular and convenient location, the property is well placed for the local amenities on Sheffield Road and for commuter links towards Chesterfield, Dronfield and Sheffield,.

- 'READY TO MOVE INTO' SEMI DETACHED HOUSE
- NEUTRALLY DECORATED THROUGHOUT
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 73.2 sq.m./788 sq./ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School
(Outwood Academy Newbold is nearby)

On the Ground Floor
A uPVC double glazed front entrance door with glazed side panel opens into a ...

Entrance Hall
Fitted with laminate flooring.

Living Room
12'9 x 11'5 (3.89m x 3.48m)
A good sized front facing reception room fitted with laminate flooring and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect gas fire.
Glazed double doors open to give access into the dining room.

Dining Room
9'10 x 8'11 (3.00m x 2.72m)
A rear facing reception room fitted with laminate flooring.

Kitchen
9'10 x 8'8 (3.00m x 2.64m)
Fitted with a range of modern white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a washing machine.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
12'9 x 11'5 (3.89m x 3.48m)
A generous front facing double bedroom.

Bedroom Two
11'0 x 9'10 (3.35m x 3.00m)
A good sized rear facing double bedroom.

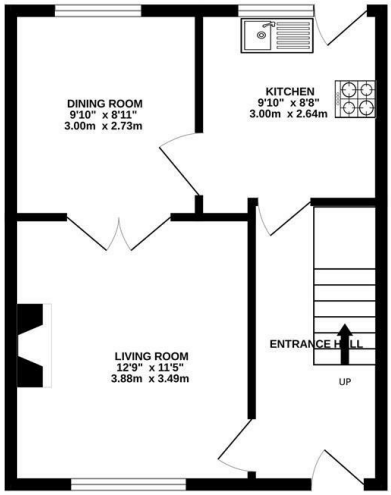
Bedroom Three
8'1 x 6'2 (2.46m x 1.88m)
A front facing single bedroom.

Family Bathroom
6'8 x 6'2 (2.03m x 1.88m)
Being part tiled and fitted with a modern white 3-piece suite comprising an 'L' shaped shower bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Tiled floor.

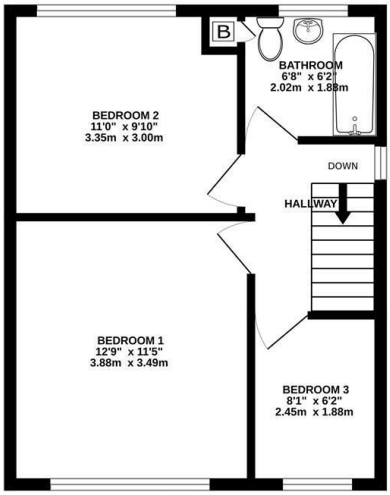
Outside
To the front of the property there is a lawned garden, alongside a block paved driveway providing ample off street parking, leading to a Detached Single Garage with 'up and over' door and side personnel door.

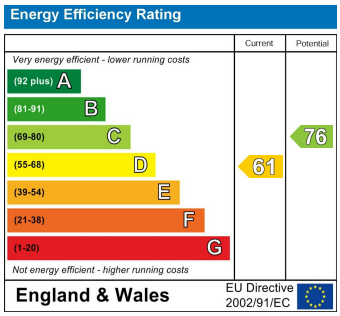
A gate at the top of the driveway gives access to the enclosed rear garden where there is a block paved seating area and a lawn.

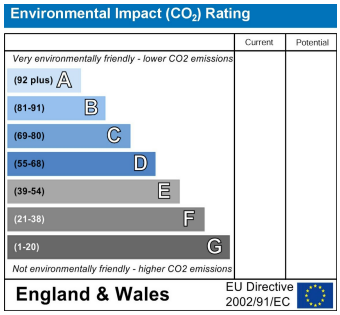
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.







TOTAL FLOOR AREA : 788 sq.ft. (73.2 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, 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.

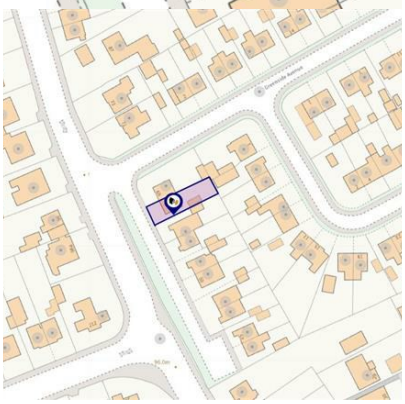
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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wilkins-vardy.co.uk