297 Derby Road,
Chesterfield, S40 2EU

OFFERS IN THE REGION OF

£125,000

WILKINS VARDY

OFFERS IN THE REGION OF

£125,000

EXTENDED MID TERRACE HOUSE - TWO DOUBLE BEDS - REAR OFF STREET PARKING - NO CHAIN

Located on Derby Road and offered for sale with no chain is this delightful terraced house which has been extended to the rear and provides an impressive 815 sq.ft. of neutrally presented accommodation. The property features a comfortable reception room, a spacious dining kitchen with white hi-gloss units, two good sized double bedrooms, one having fitted storage, and a bathroom/WC. Outside, there is a west facing garden and a rear car standing space.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for first time buyers or investors alike.

- Ideal First Time Buyer/Starter Home
- Extended Mid Terraced House
- Good Sized Living Room
- Spacious Dining Kitchen
- Two Double Bedrooms
- Fully Tiled Bathroom/WC
- West Facing Rear Garden
- Car Standing Space to the Rear
- NO CHAIN
- EPC Rating: TBC

General
Gas central heating (Baxi 830 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.7 sq.m./815 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

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

Living Room
12'1 x 11'0 (3.68m x 3.35m)
A good sized, neutrally decorated front facing reception room.

Centre Lobby
With built-in under stair store cupboard.

Dining Kitchen
24'10 x 11'0 (7.57m x 3.35m)
A spacious rear facing room, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker having a fitted extractor hood over.
A staircase rises to the First Floor accommodation.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
21'5 x 8'4 (6.53m x 2.54m)
A rear facing double bedroom, having a built-in over stair storage cupboard which houses the gas boiler.

Bedroom Two
12'1 x 11'0 (3.68m x 3.35m)
A good sized front facing double bedroom having two built-in double wardrobes with overhead storage and a built-in base unit.

Bathroom
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

Outside
There is a walled forecourt garden to the front of the property.

To the rear of the property there is a west facing garden comprising of a block paved patio and a lawn. A shared paved path leads down to a garden shed.

A gate at the rear of the garden gives access to a Car Standing Space which is accessed via a rear service road between Nos. 267 & 269 Derby Road.

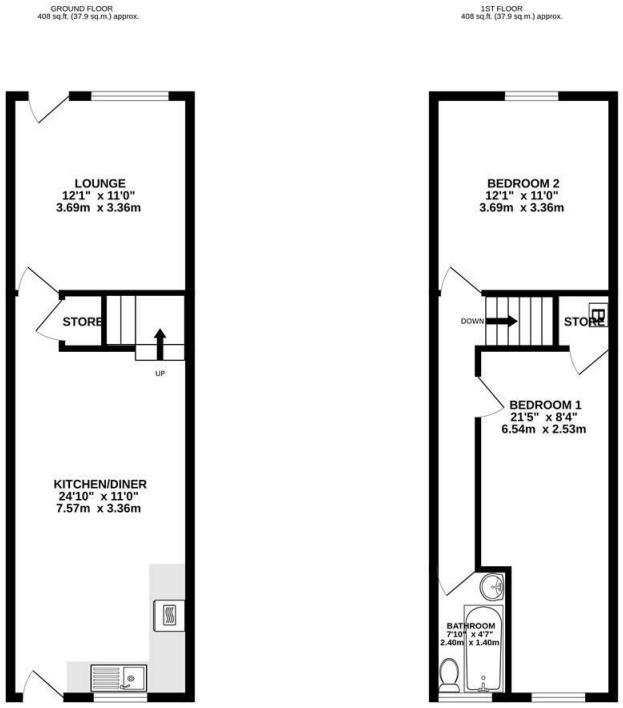
sprift

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.

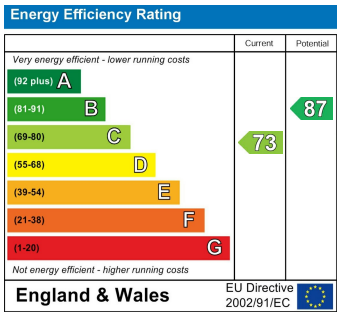
See Below!

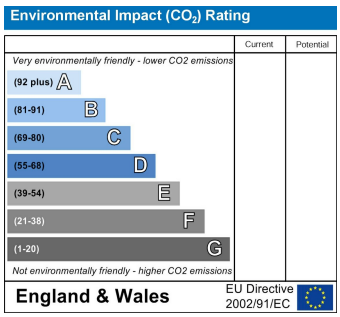
YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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 ©2025





Zoopla.co.uk rightmove find your happy PrimeLocation.com 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, 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 Parkside 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk