



11 The Green,
North Wingfield, S42 5LQ

OFFERS AROUND

£105,000

W
WILKINS VARDY

OFFERS AROUND

£105,000

IDEAL STARTER HOME/INVESTMENT PROPERTY - AFFORDABLE MID TERRACE HOUSE - TWO DOUBLE BEDS

This delightful mid terraced house on The Green offers 545 sq.ft. of neutrally presented and generously proportioned accommodation, ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a good sized reception room, perfect for relaxation, together with a fitted kitchen having integrated cooking appliances. The layout is practical, ensuring that every inch of space is utilised effectively. The house also features two double bedrooms and a bathroom.

The location in North Wingfield is particularly appealing, as residents can enjoy nearby parks, shops, and schools, making it a suitable choice for those who value community and convenience. The property is also well placed for transport links into Chesterfield Town Centre and towards Clay Cross.

- IDEAL STARTER HOME/INVESTMENT PROPERTY
- AFFORDABLE MID TERRACE HOUSE
- GOOD SIZED LIVING ROOM
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- SHARED REAR YARD
- EPC RATING: D

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 50.6 sq.m./545 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 the ...

Living Room

12'11 x 10'11 (3.94m x 3.33m)
A good sized front facing reception room having a feature stone fireplace with tiled inset, marble hearth and an inset coal effect gas fire, the fireplace extending to the sides to provide TV standing.
A staircase rises to the First Floor accommodation.

Kitchen/Diner

12'11 x 11'10 (3.94m x 3.61m)
Spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

10'11 x 9'8 (3.33m x 2.95m)
A good sized front facing double bedroom having two built-in wardrobes with overhead storage, and a built-in over stair store cupboard.

Bedroom Two

11'0 x 7'10 (3.35m x 2.39m)
A rear facing double bedroom.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside

On street parking is available in the area.

To the rear of the property there is a covered seating area and a shared yard with a brick built outhouse.



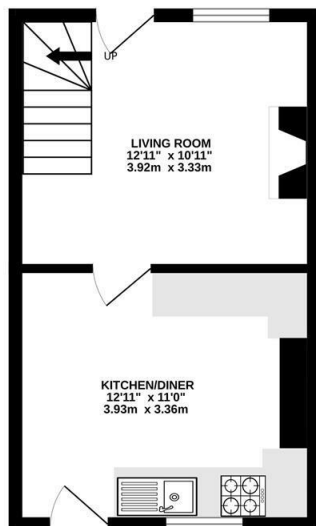
aprift
Know any property instantly

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.

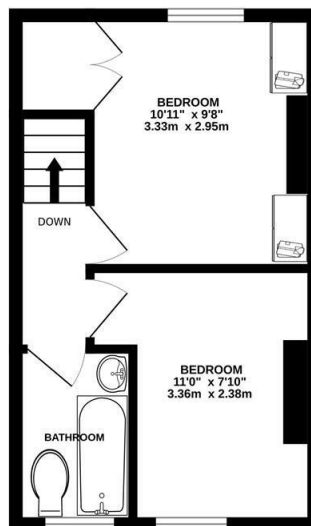
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
271 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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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, gas fire, kitchen appliances, 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

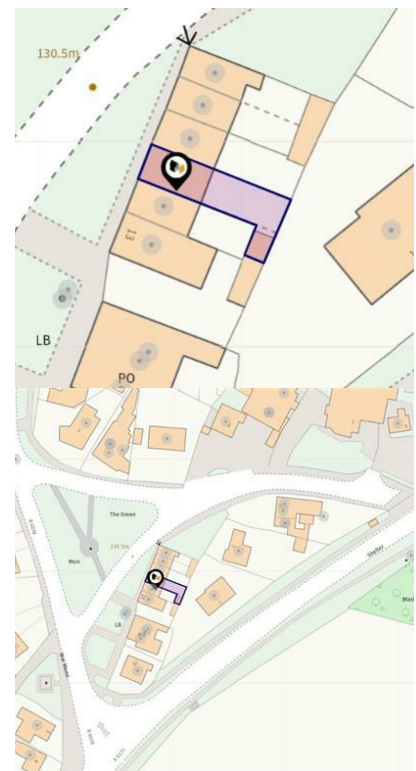
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	77
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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