



59 Cemetery Road,
Danesmoor S45 9DA

OFFERS IN THE REGION OF

£79,950



WILKINS VARDY

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REFURBISHMENT OPPORTUNITY - AFFORDABLE TWO BED SEMI - NO CHAIN

Sat back from the road and accessed via a shared driveway, is this two double bedroomed semi detached house, which from benefit from a scheme of modernisation/refurbishment to make an ideal home. Spanning 769 square feet, the property also features two well proportioned reception rooms, a kitchen and bathroom.

The location on Cemetery Road is particularly appealing, being conveniently situated for nearby shops, schools, and recreational facilities. The property is also readily accessible for transport links towards Derby, Chesterfield and the M1 Motorway.

- Refurbishment Opportunity
- Two Reception Rooms
- Two Double Bedrooms
- NO CHAIN
- Generously Proportioned Semi Detached House
- Kitchen & Bathroom
- Small Garden
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 71.4 sq.m./769 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

An entrance door opens into a ...

Kitchen

12'0 x 5'2 (3.66m x 1.57m)
Having wall and base units with work surfaces over.
Space is provided for a freestanding cooker.

Dining Room

14'4 x 13'10 (4.37m x 4.22m)
A good sized reception room having a fireplace with an electric fire.
Single drainer stainless steel sink with mixer tap and double base unit below.
Space and plumbing is provided for a washing machine.
Built-in under stair store cupboard.
A door gives access to a staircase which rises to the First Floor accommodation.
A door gives access onto the side of the property.

Living Room

12'0 x 11'1 (3.66m x 3.38m)
A good sized front facing reception room.

On the First Floor

Landing

Bedroom One

16'6 x 12'0 (5.03m x 3.66m)
A spacious double bedroom having two windows overlooking the front of the property.

Bedroom Two

10'6 x 9'7 (3.20m x 2.92m)
A side facing double bedroom.

Bathroom

Having a 3-piece suite comprising of a cast iron panelled bath, pedestal wash hand basin and low flush WC.
Two built-in cupboards, one of which houses the gas boiler.

Outside

The property is accessed across a shared driveway. On street parking is available in the area.

There are small gardens to the front and rear, the rear having a garden shed.



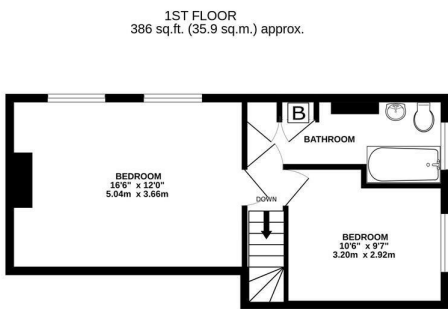
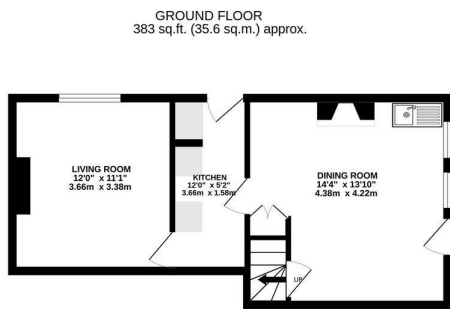
aprift
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'





TOTAL FLOOR AREA: 769 sq.ft. (71.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(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



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

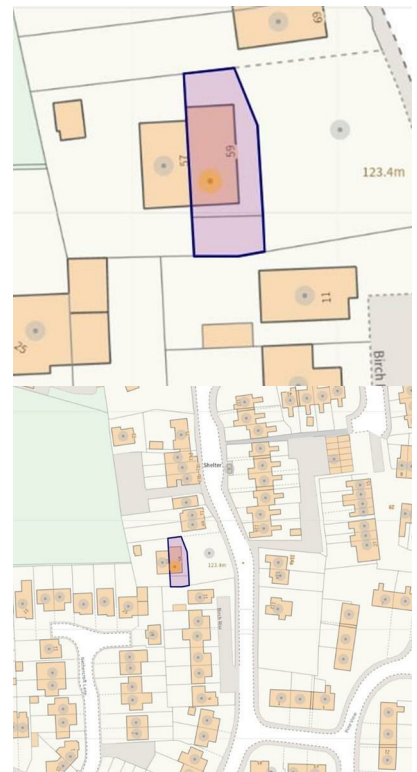
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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