12 Ashhurst Close,
Linacre Woods, S40 4XZ

£170,000

WILKINS VARDY

£170,000

TWO BED SEMI - REQUIRES SOME COSMETIC IMPROVEMENT/UPGRADING - NO CHAIN - SOUTH FACING REAR GARDEN

Tucked away at the head of a quiet cul-de-sac, this semi detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. The accommodation comprises a good sized living room opening through to the kitchen, creating a sociable and practical living space, together with a conservatory overlooking the rear garden. To the first floor are two well proportioned bedrooms and a family bathroom. Outside, the property benefits from driveway parking and a south facing rear garden, ideal for enjoying the sunshine throughout the day.

Requiring some cosmetic improvement and upgrading, the property presents fantastic potential and is offered to the market with no upward chain, making it an attractive proposition for first time buyers, downsizers, or investors alike.

The surrounding area is known for its convenient access to local amenities, schools, and parks, and the property is readily accessible for Chesterfield Town Centre.

- SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER
- TWO GOOD SIZED BEDROOMS
- BATHROOM/WC
- DRIVEWAY PARKING AND SOUTH FACING REAR GARDEN
- REQUIRES SOME COSMETIC UPGRADING/IMPROVEMENT
- NO CHAIN
- EPC RATING: C

General
Gas central heating
uPVC sealed unt double glazed windows and doors
Gross internal floor area - 61.9 sq.m./667 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

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

Entrance Porch
Having a built-in storage cupboard. An internal door opens into the ...

Living Room
15'2 x 11'10 (4.62m x 3.61m)
A good sized front facing reception room having a feature ornamental brick fireplace with a tiled hearth. A staircase rises to the first floor accommodation.
An opening leads through into the ...

Kitchen/Diner
11'10 x 9'10 (3.61m x 3.00m)
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.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker.
Laminate flooring.
Sliding patio doors give access into the ...

Brick/uPVC Double Glazed Conservatory
10'2 x 6'7 (3.10m x 2.01m)
Having tiled flooring and having two doors giving access onto the side and the rear of the property.

On the First Floor

Landing
Having a built-in storage cupboard.

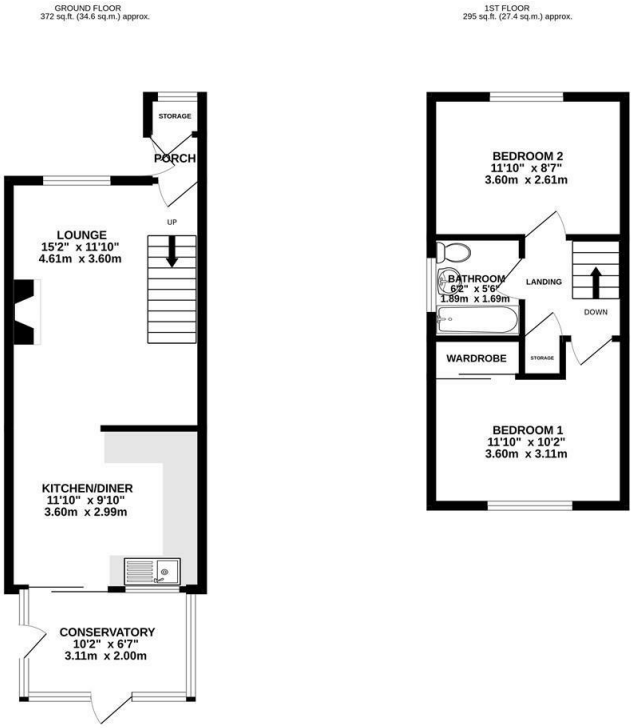
Bedroom One
11'10 x 10'2 (3.61m x 3.10m)
A good sized rear facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Bedroom Two
11'10 x 8'7 (3.61m x 2.62m)
A good sized front facing bedroom which currently has a built-in single bed base with storage cupboard below.

Bathroom
6'2 x 5'6 (1.88m x 1.68m)
Being part tiled and fitted with a 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.
Laminate flooring.

Outside
A tarmac driveway to the front of the property provides off street parking and there is also a garden shed. There is also a small front lawn with mature shrub and a planted side border.

Steps to the rear of the property lead up to a lawn with some plants, shrubs and mature trees.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 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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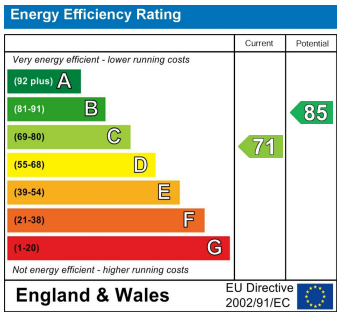

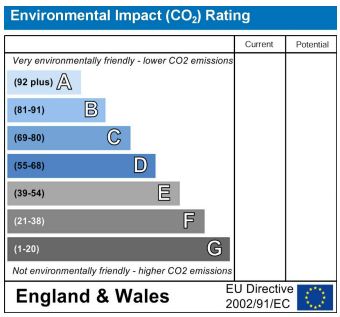

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VIEWINGS

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.

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, 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 Outwood Academy Newbold 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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