



80 Creswell Road,  
Clowne, S43 4NA

OFFERS IN THE REGION OF

£99,950

W  
WILKINS VARDY

£99,950

REFURBISHMENT OPPORTUNITY - THREE STOREY END TERRACE - THREE BEDS - TWO BATHS - NO CHAIN

Requiring a scheme of modernisation and refurbishment is this end terraced house which offers 955 sq.ft. of accommodation over three floors. The property features two good sized reception rooms, a galley kitchen and ground floor bathroom. There are also three double bedrooms, the attic bedroom having an en suite shower room. Outside, there is a rear yard and a car standing space which is accessed from a side service road. The property also comes with a separate piece of land which is situated away from the property.

The property is situated in an established residential area, well placed for accessing the local schools and amenities in Clowne, and readily accessible for commuter links towards Chesterfield, Worksop and the M1 Motorway.

- Refurbishment Opportunity
- Two Good Sized Reception Rooms
- Ground Floor Bathroom & En Suite Shower Room to Attic Bedroom
- Rear Yard & Car Standing Space
- NO UPWARD CHAIN
- Three Storey End Terrace House
- Galley Kitchen
- Three Double Bedrooms
- Separate Piece of Land situated away from the Property
- EPC Rating: E

#### General

Gas central heating (Heatline Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 88.8 sq.m./955 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

#### On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

#### Living Room

12'1 x 11'10 (3.68m x 3.61m)  
A good sized front facing reception room, spanning the full width of the property.

#### Centre Lobby

With staircase rising to the First Floor accommodation.

#### Dining Room

12'1 x 11'10 (3.68m x 3.61m)  
A second good sized reception room, spanning the full width of the property, and having a door to a built-in under stair store area.  
Tiled floor.  
uPVC double glazed French doors overlook and open onto the rear of the property.  
An opening leads through into the ...

#### Kitchen

10'4 x 6'5 (3.15m x 1.96m)  
Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob.  
Space is provided for a fridge/freezer.  
Tiled floor.  
A door from here gives access into the ...

#### Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a tiled-in bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Tiled floor.

#### On the First Floor

#### Landing

Having a door to a staircase which rises to the Second Floor accommodation.

#### Bedroom Two

12'2 x 11'10 (3.71m x 3.61m)  
A good sized front facing double bedroom, having a built-in over stair store cupboard.

#### Bedroom Three

12'3 x 8'11 (3.73m x 2.72m)  
A rear facing double bedroom.

#### On the Second Floor

#### Attic Bedroom

13'10 x 12'2 (4.22m x 3.71m)  
A front facing double bedroom having a built-in storage cupboard. a door gives access to an ...

#### En Suite Shower Room

Fitted with a 3-piece suite comprising of a fully tiled shower cubicle with electric shower, pedestal wash hand basin and a concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor and timber framed double glazed Velux window.

#### Outside

There is a walled forecourt garden. On street parking is available in the area.

A service road to the side of the property gives access to the rear where there is a parking space.

Directly to the rear of the property there is a paved yard area.

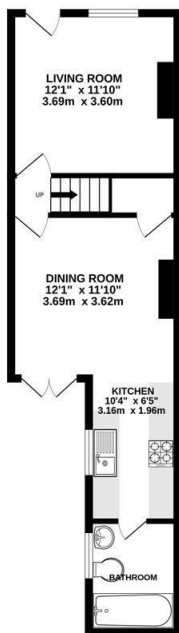
The property also comes with a separate piece of land which is situated away from the property.



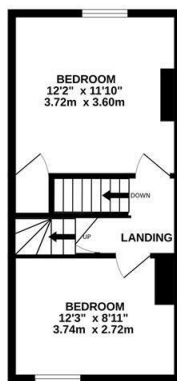




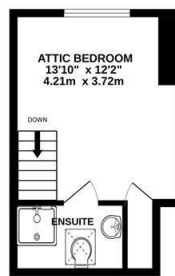
GROUND FLOOR  
430 sq ft. (50.0 sq.m.) approx.



1ST FLOOR  
312 sq ft. (35.9 sq.m.) approx.



2ND FLOOR  
213 sq ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq ft. (88.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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.

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, kitchen appliances, shower units, 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 Heritage High 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.

## 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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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