



62 Davenport Road,
New Tupton, S42 6YA

OFFERS IN THE REGION OF

£139,950

W
WILKINS VARDY

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£139,950

IDEAL FIRST HOME - MODERN KITCHEN AND BATHROOM - GOOD SIZED
ENCLOSED PLOT

Sitting back from the road with a generous front and rear garden, this immaculately presented two double bedrooomed semi detached house also includes a contemporary kitchen and modern family bathroom. This generously proportioned property also includes a 19 Ft. full width living room with two windows overlooking the front garden.

Situated just off Nethermoor Road, the property is ideally placed for nearby schools and amenities and conveniently situated for transport links into Clay Cross and Chesterfield.

- Well Presented Semi Detached House on Generous Corner Plot
- Superb 19Ft Front Facing Living Room with Two Windows
- Modern Fitted Kitchen with Integrated Oven & Hob
- Two Good Sized Double Bedrooms
- Modern Family Bathroom
- Mature Lawned Gardens to the Front and Rear
- Convenient for Local Amenities and Transport Links
- NO UPWARD CHAIN - READY FOR IMMEDIATE OCCUPATION
- EPC Rating: C

General

Gas central heating (Vaillant Ecotec Pro Combi Boiler)
uPVC sealed unit double glazed windows and doors

Water meter

Gross internal floor area - 59.8 sq.m./644 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Entrance Hall

Fitted with vinyl flooring and having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Living Room

19'2 x 11'3 (5.84m x 3.43m)

A spacious reception room, spanning the full width of the property and having two windows overlooking the front garden.

This room also has a feature fireplace with inset pebble bed electric fire.

Kitchen

12'6 x 7'9 (3.81m x 2.36m)

Being part tiled and fitted with a modern range of cream hi-gloss 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 gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

14'8 x 8'11 (4.47m x 2.72m)

A good sized dual aspect double bedroom having a built-in over stair store cupboard.

Bedroom Two

11'7 x 9'11 (3.53m x 3.02m)

A good sized front facing double bedroom with loft access hatch.

Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with folding glass shower screen and electric shower over, pedestal wash hand basin, and a low flush WC.

Built-in airing cupboard housing the Vaillant Ecotec Pro combi boiler.
Chrome heated towel rail.
Laminate flooring.

Outside

The property sits on a corner plot having a lawned garden to the front and a path leading up to the side entrance door. On street parking is available in the area.

A gate gives access to the enclosed east facing garden which is laid to lawn and has an apple tree. There are also two brick built outhouses.

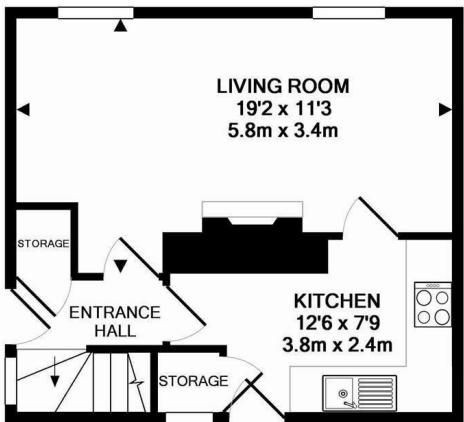


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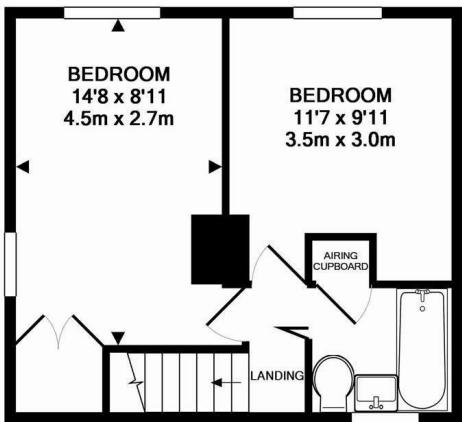
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



GROUND FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

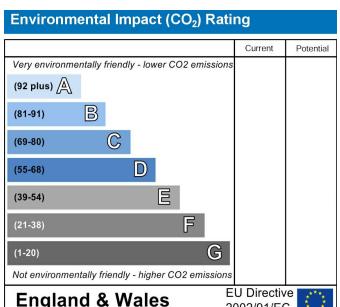
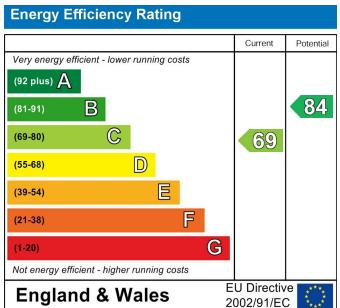


1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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, electric fire, kitchen appliances, 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 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.



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