293 Derby Road,
Chesterfield, S40 2EU

£135,000

WILKINS VARDY

£135,000

IDEAL FIRST TIME BUYER/STARTER HOME - TWO DOUBLE BEDS - GARAGE TO REAR

Located on Derby Road is this well presented end terraced home which offers 655 sq.ft. of comfortable accommodation throughout. The property features a good sized living room and a modern kitchen fitted with a range of integrated appliances. A ground floor bathroom adds convenience, while upstairs you'll find two generously sized double bedrooms.

Externally, the property benefits from a west facing rear garden, perfect for enjoying afternoon and evening sun. There is also a detached garage and off street parking, both accessed via a rear service road.

With its prime location, residents will enjoy easy access to local amenities, schools and transport links, making it an excellent choice for first time buyers or investors alike.

- IDEAL FIRST TIME BUYER/STARTER HOME
- END TERRACE HOUSE
- GOOD SIZED LIVING ROOM
- MODERN KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- GROUND FLOOR BATHROOM/WC
- TWO DOUBLE BEDROOMS
- MATURE REAR GARDEN
- DETACHED GARAGE & OFF STREET PARKING TO THE REAR
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 60.8 sq.m./655 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

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

Living Room
12'0 x 11'0 (3.66m x 3.35m)
A good sized front facing reception room.

Centre Lobby
With staircase rising to the First Floor accommodation.

Kitchen
12'8 x 12'0 (3.86m x 3.66m)
Fitted with a range of two tone wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, microwave oven, electric oven and 4-ring gas hob with glass splashback and extractor canopy over.
A door gives access to a useful built-in under stair store cupboard.
Tiled floor and downlighting.
An opening leads through into the ...

Rear Entrance Hall
Having a uPVC double glazed door which gives access onto the rear of the property.
A further door opens to the ...

Bathroom/WC
6'7 x 6'0 (2.01m x 1.83m)
Being part tiled and fitted with an off-white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed hand wash basin with storage below, and a concealed cistern WC.

On the First Floor

Landing

Bedroom One
12'0 x 11'0 (3.66m x 3.35m)
A good sized front facing double bedroom.

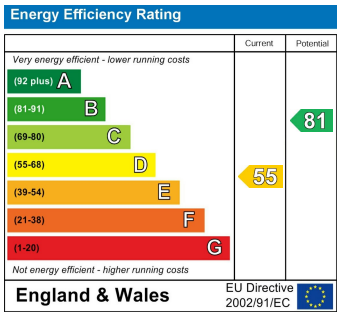
Bedroom Two
12'0 x 11'0 (3.66m x 3.35m)
A good sized rear facing double bedroom having a built-in double wardrobe with overhead storage. A door gives access to a built-in over stair storage cupboard.

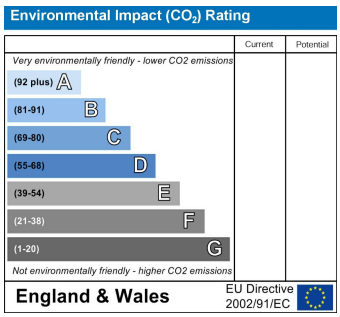
Outside
There is a lawned forecourt garden with borders and a path leading up to the front entrance door.

A path to the side of the property gives access to the rear, where there is an artificial lawn area with paved path leading to a garden shed, together with a lawn garden with planted side borders.

Beyond the garden there are two parking spaces and a Detached Single Garage which are accessed via a rear service road between Nos. 267 & 269 Derby Road.

RICS
01246 2
Info@derbyshiresurveyor





TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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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, 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.

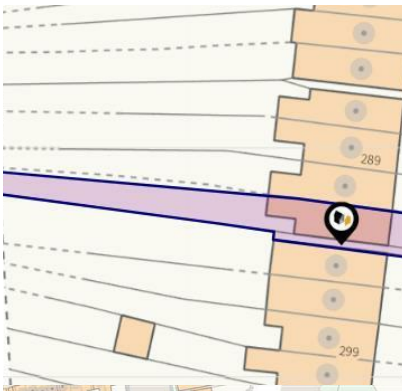
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Parkside Community 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.



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