



5 Markham Road,
Duckmanton, S44 5EP

OFFERS IN THE REGION OF

£125,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£125,000

REFURBISHMENT OPPORTUNITY - FANTASTIC FAMILY HOME - SOUTH FACING GARDEN

This superbly planned property has all the ingredients for a fantastic family home, with a generous dual aspect living room, good sized kitchen with useful pantry/store off and a ground floor WC. There are then three good sized bedrooms, a first floor family bathroom and a good sized south facing enclosed rear garden. This property has real scope to add value.

Markham Road has a range of village amenities on its doorstep and is an ideal spot for commuters needing access onto the motorway, with Junction 29A minutes away.

- Double Fronted End Terraced House with Real Potential
- Fitted Kitchen with Walk-in Pantry/Store off
- Three Good Sized Bedrooms
- Low Maintenance Gardens, the Rear Garden Being South Facing
- Convenient Commuter Location
- Spacious Dual Aspect Reception Room
- Ground Floor Cloaks/WC
- First Floor Family Bathroom
- Sold With NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Main Combi 30 HE Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 77.4 sq.m./833 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'2 x 11'5 (4.93m x 3.48m)
A spacious dual aspect reception room having a feature stone fireplace with living flame coal effect gas fire, the fireplace extending to the side to provide TV standing

Kitchen

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Vinyl flooring.
A door gives access into a ...

Walk-in Pantry

Having vinyl flooring.

Rear Entrance Hall

Having a uPVC double glazed door giving access onto the rear of the property. A further door opens into a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.
Space and plumbing is provided for a washing machine.
This room also houses the gas boiler.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'9 x 10'6 (4.50m x 3.20m)
A spacious double bedroom having two windows overlooking the front of

the property.

This room also has built-in wardrobes with sliding doors along one wall, and a built-in over stairs store cupboard.

Bedroom Two

12'7 x 7'10 (3.84m x 2.39m)
A good sized front facing double bedroom.

Bedroom Three

9'4 x 7'9 (2.84m x 2.36m)
A good sized rear facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

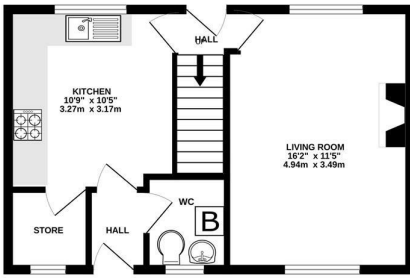
Outside

There is a paved frontage and steps leading up to the front entrance door.

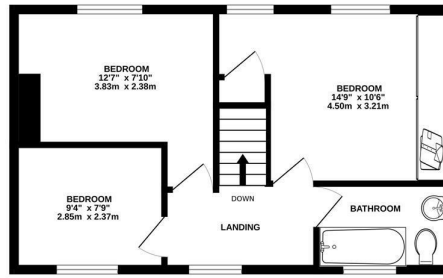
A shared side gennel gives access to the rear of the property where there is an enclosed, low maintenance south facing garden with garden pond. There is also a useful brick built outhouse.



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(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

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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, gas fire, kitchen appliances, shower unit, 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.

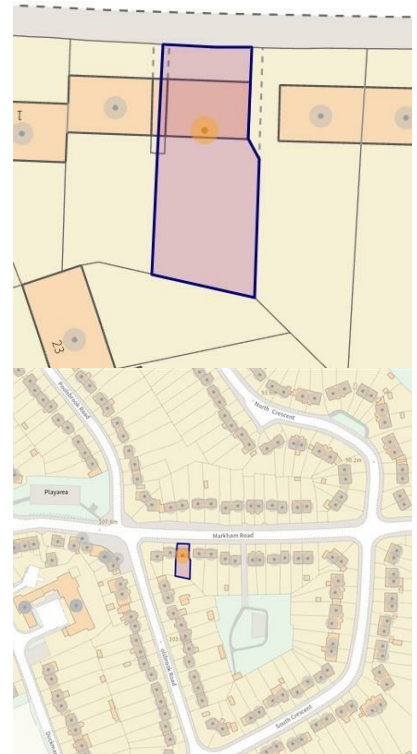
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Bolsover 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.



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

wilkins-vardy.co.uk