



3 Wharf Lane,
Staveley, S43 3TZ

OFFERS IN THE REGION OF

£140,000

W
WILKINS VARDY

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IDEAL FIRST HOME - MODERN KITCHEN & BATHROOM - CONVENIENT LOCATION

Offering 883 sq.ft. of generously proportioned and well presented accommodation, this two double bedroomed end terraced property would suit a range of different buyers, from a young couple or family to an investor. With two large reception rooms, modern fitted kitchen, a stylish 4-piece bathroom, and a rear porch/utility with French doors opening onto an enclosed rear garden, this is a great value property.

The property is conveniently situated for the local amenities in Staveley including The Healthy Living Centre and well placed for routes into Eckington and Chesterfield Town Centre and towards the M1 Motorway.

- Spacious End Terraced House
- Two Good Sized Reception Rooms
- Rear Porch/Utility with French doors opening to the garden
- Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Stylish 4-Piece Family Bathroom
- Enclosed West Facing Rear Garden
- Convenient Location
- EPC Rating: D

General

Gas central heating (Baxi 600 Boiler)
uPVC sealed unit double & triple glazed windows and doors
New roof (February 2023)
Gross internal floor area - 82.0 sq.m./883 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

12'10 x 11'11 (3.91m x 3.63m)
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

13'0 x 13'0 (3.96m x 3.96m)
A second good sized reception room, again spanning the full width of the property and fitted with laminate flooring.
This room also has a feature fireplace with wood burning stove.
A door gives access to a useful built-in under stair store.
An opening leads through into a ...

Rear Porch/Utility

9'2 x 5'7 (2.79m x 1.70m)
Being dual aspect and having a fitted worktop with space and plumbing below for a washing machine.
uPVC double glazed French doors overlook and open onto the rear of the property.
An opening leads through into the ...

Kitchen

9'6 x 6'11 (2.90m x 2.11m)
Fitted with a range of oak wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with pull out flexi spray mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with glass splashback and concealed extractor over.
Space is provided for a fridge/freezer.
Vinyl flooring.

On the First Floor

Bedroom One

13'1 x 12'11 (3.99m x 3.94m)
A good sized rear facing double bedroom, spanning the full width of the property. A door gives access to the ...

Bathroom

Being fully tiled and fitted with a modern white 4-piece suite comprising a corner shower cubicle with mixer shower, panelled bath with centre bath shower mixer tap, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

Bedroom Two

13'1 x 12'0 (3.99m x 3.66m)
A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair store cupboard which also houses the loft access hatch.

Outside

There is a walled forecourt garden and path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is an enclosed west facing garden comprising a paved patio and lawn with stepping stones leading to a brick built outbuilding having light and power. To the side of the outbuilding, steps lead up to a further low maintenance area with log store.





TOTAL FLOOR AREA: 883 sq.ft. (82.0 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 misstatement. 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 SketchUp 6.0.2.0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			61
(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 

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RICS

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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, wood burning stove, 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 Netherthorpe School/Springwell Community College (shared) 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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