159 Williamthorpe Road,
North Wingfield, S42 5NX

OFFERS IN THE REGION OF

£125,000

WILKINS VARDY

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IDEAL STARTER HOME - MODERN KITCHEN & BATHROOM - GARAGE TO REAR - NO CHAIN

Offered for sale with no upward chain is this attractive two double bedroomed mid terrace house which would be an ideal first home. Offering 802 sq.ft. of neutrally presented and well proportioned accommodation, the property also includes a good sized dual aspect lounge/diner, modern kitchen with rear entrance porch/utility off, and a modern shower room. Outside, there is an enclosed rear garden and a detached single garage which is accessed via a rear service road.

The property is ideally placed for accessing the various amenities in North Wingfield, and for routes towards Clay Cross, Chesterfield Town Centre and the M1 Motorway.

- Attractive Mid Terraced House
- Good Sized Dual Aspect Living/Dining Room
- Modern Fitted Kitchen with Integrated Cooking Appliances
- Rear Entrance Porch/Utility
- Two Good Sized Double Bedrooms
- Modern Shower Room/WC
- Enclosed Rear Garden
- Detached Single Garage & Shed to the Rear
- NO UPWARD CHAIN
- EPC Rating: D

General
Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 74.5 sq.m./802 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

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

Entrance Porch
Being uPVC double glazed. An internal door opens into the ...

Lounge/Diner
24'5 x 13'5 (7.44m x 4.09m)
A good sized dual aspect reception room, having a feature marble fireplace with an inset electric fire.
Built-in under stair store cupboard.
A door gives access to a staircase which rises to the First Floor accommodation.

Kitchen
7'9 x 6'1 (2.36m x 1.85m)
Being part tiled and fitted with a range of modern white wall, drawer and base units with complementary work surfaces over.
Inset stainless steel circular sink and drainer with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space is provided for an under counter fridge.
Vinyl flooring.
A uPVC double glazed door gives access into a ...

Rear Entrance Porch/Utility
Having space and plumbing for a washing machine, and space for an additional appliance.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Bedroom One
13'5 x 11'11 (4.09m x 3.63m)
A good sized rear facing double bedroom, having a built-in airing cupboard housing the gas boiler. A door from here gives access into a ...

Shower Room
Being fully tiled and fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Tiled floor and downlighting.

Bedroom Two
11'11 x 10'1 (3.63m x 3.07m)
A good sized front facing double bedroom, having a built-in over stair store cupboard.

Outside
To the front of the property there is a walled, low maintenance decorative pebbled garden.

The enclosed rear garden comprises of a deck seating area, lawn with planted side border and a paved path leading to a paved patio.

A rear service road gives access to a Detached Single Garage and garden shed.

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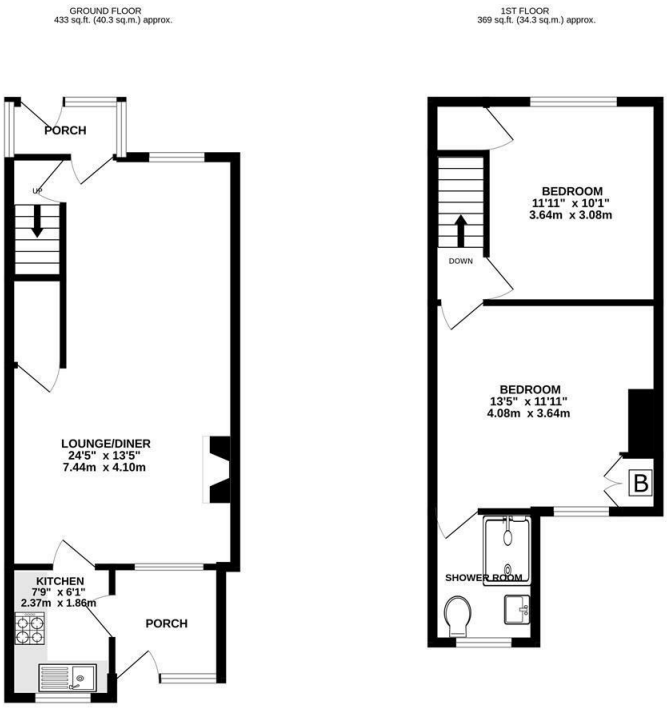
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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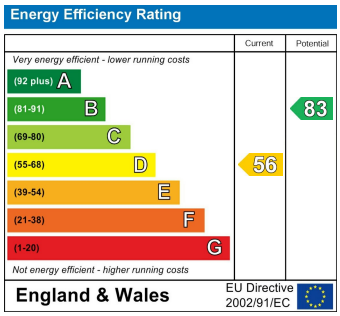

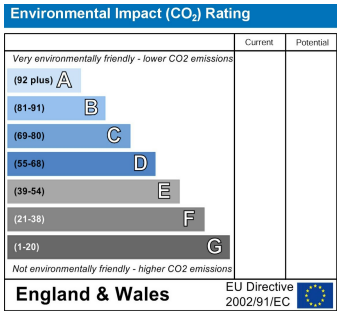

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VIEWINGS

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, electric 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 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 Consultant.

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

wilkins-vardy.co.uk