



19 Franklyn Drive,
Staveley, S43 3YA

£160,000

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WILKINS VARDY

£160,000

BAY FRONTED SEMI - TWO RECEPTION ROOMS - NO UPWARD CHAIN

An attractive bay fronted semi detached home offering well proportioned accommodation and excellent potential for cosmetic updating and refurbishment. Ideally suited to buyers looking to put their own stamp on a characterful property, the house provides a versatile layout with two good sized reception rooms and a dual aspect kitchen. The first floor offers three bedrooms, including two double bedrooms and a smaller third bedroom, together with a family bathroom.

Externally, the property benefits from a driveway providing off street parking, a detached garage, and mature gardens to both the front and rear.

The property is offered for sale with no upward chain, making it an appealing opportunity for those seeking a straightforward purchase with scope to enhance and modernise to their own requirements.

Located just a short distance from the local amenities offered in Staveley, the property is also ideally situated for routes into Chesterfield, Eckington and towards the M1 Motorway.

- ATTRACTIVE BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN
- REQUIRES SOME COSMETIC UPGRADING/REFURBISHMENT
- DUAL ASPECT KITCHEN
- FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 72.1 sq.m./777 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Netherthorpe School/Springwell

Community College (shared)

On the Ground Floor

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

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

10'11 x 10'5 (3.33m x 3.18m)

A good sized bay fronted reception room having a fitted gas fire set within a wood surround.

Sitting/Dining Room

16'0 x 10'5 (4.88m x 3.18m)

A geenrous rear facing reception room having a fitted gas fire set within a wood surround.

Serving hatch to kitchen.

Kitchen

12'3 x 7'1 (3.73m x 2.16m)

A dual aspect room, being fully tiled and fitted with a range of basic wall, drawer and base units with work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space is provided for a freestanding cooker, and thee is space for a fridge/freezer.

Vinyl flooring.

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

On the First Floor

Landing

Bedroom One

11'7 x 10'5 (3.53m x 3.18m)

A good sized bay fronted double bedroom.

Bedroom Two

11'0 x 10'1 (3.35m x 3.07m)

A good sized rear facing double bedroom.

Bedroom Three

6'7 x 5'10 (2.01m x 1.78m)

A rear facing bedroom.

Famly Bathroom

6'10 x 6'2 (2.08m x 1.88m)

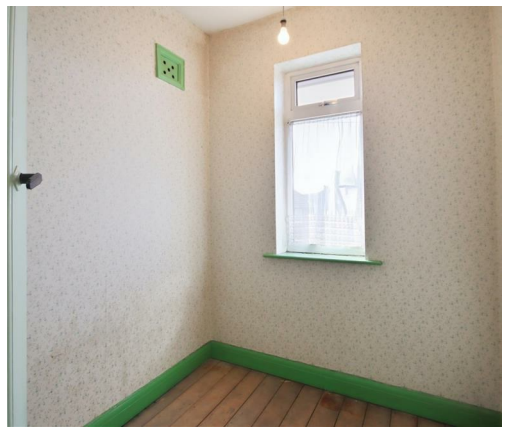
Being part tiled and fitted with a 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.

Outside

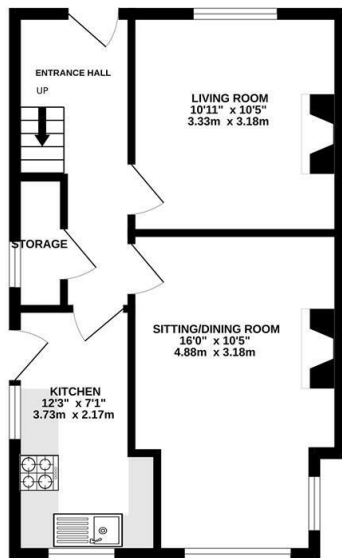
To the front of the property there is a driveway providing off street parking and a detached single garage. There is also a lawned front garden with mature plants and shrubs.

A wooden side gives access down the side of the property where there is a garden shed.

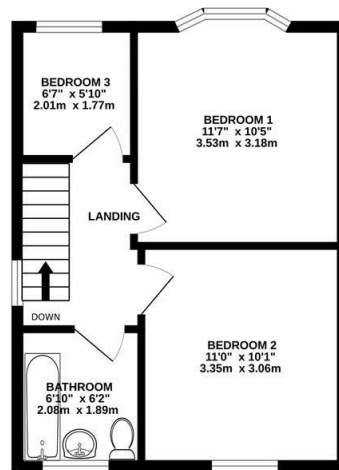
The rear garden is laid to lawn with a concrete path runing alongside, and a planted side border.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.1 sq.m.) approx.

While 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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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 fires, 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 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.

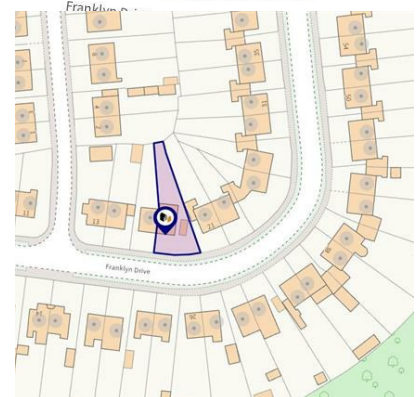
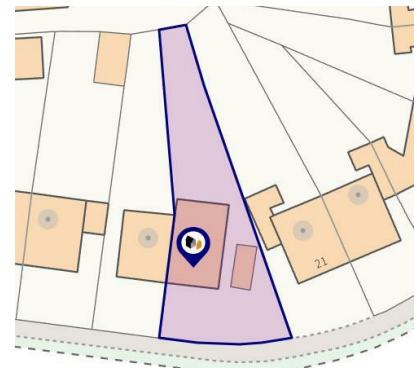
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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