



6 Edmund Street,
Chesterfield, S41 8TD

£139,950

W
WILKINS VARDY

£139,950

AFFORDABLE STARTER HOME/INVESTMENT PROPERTY - EASILY MANAGED
ACCOMMODATION - SOUTH FACING REAR GARDEN - NO CHAIN

Combining comfort, practicality and a prime location, this nicely presented terraced house on Edmund Street offers a well designed compact living space.. Approximately 524 square feet. An ideal choice for individuals, first time buyers, or small families.

Upon entering via the porch, the bright reception room leads through into the kitchen/diner. The property also features two bedrooms and a bathroom/WC. Outside, there is driveway parking and an enclosed south facing rear garden.

The convenient location has local amenities, shops, and transport links within easy reach.

Whether you are looking to find your new home or an investment opportunity, this property is certainly worth considering.

- AFFORDABLE STARTER HOME/INVESTMENT PROPERTY
- MID TERRACE HOUSE ON GENEROUS PLOT
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER
- TWO BEDROOMS
- BATHROOM/WC
- DRIVEWAY PARKING
- ENCLOSED SOUTH FACING REAR GARDEN
- EPC RATING: C

General

Gas central heating (Ideal Logic Plus Boiiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 48.6 sq.m./524 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Entrance Porch

With radiator and hanging space. An internal door opens into the ...

Living Room

13'3 x 11'5 (4.04m x 3.48m)
Spanning the full width of the property, having a feature ornamental fireplace with wood surround and marble hearth.
A staircase rises to the First Floor accommodation.

Kitchen

11'5 x 9'2 (3.48m x 2.79m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, fridge/freezer and a freestanding cooker.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

11'10 x 11'5 (3.61m x 3.48m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

9'2 x 8'6 (2.79m x 2.59m)
A rear facing single/small double bedroom.

Bathroom

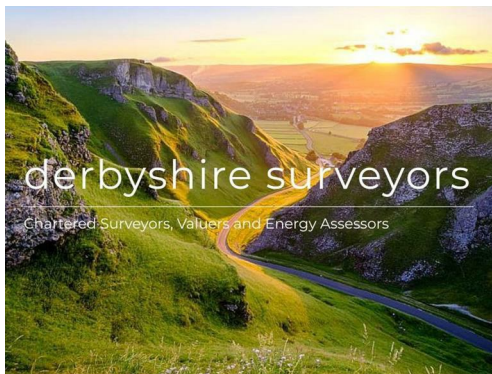
6'2 x 5'5 (1.88m x 1.65m)
Being part tiled and fitted with a white 3-piece suite comprising panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Laminate flooring.

Outside

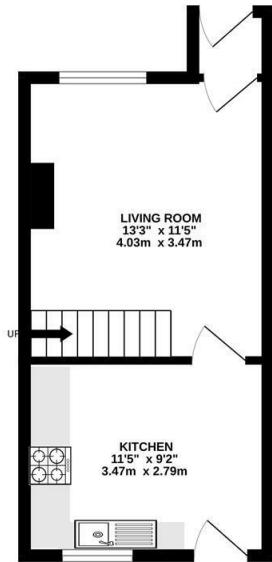
To the front of the property there is driveway providing off street parking. A paved path leads up to the front entrance door and there is a decorative gravel bed with hedge.

To the rear of the property there is an enclosed south facing, low maintenance garden comprising paved patio with an outside tap and a couple of steps up to a lawned garden. A paved path to the side of the lawn leads to a hardstanding area with a garden shed.

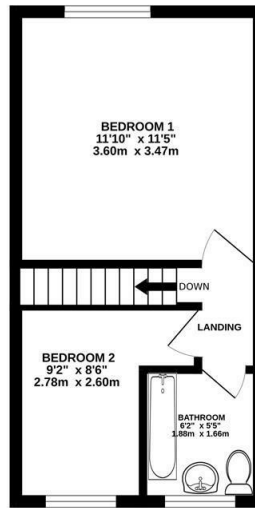
A gate at the top of the garden opens to a footpath for rear service access.



GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 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 for 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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 (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

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, 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.

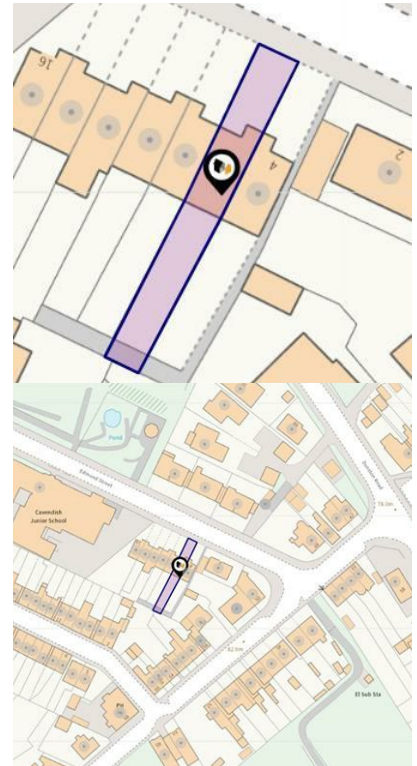
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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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