



71 Rothervale Road,
Chesterfield, S40 2TP

OFFERS AROUND

£135,000

W

WILKINS VARDY

£135,000

EXTENDED TWO BED SEMI - TWO RECEPTION ROOMS - 4-PIECE BATHROOM - NO CHAIN

Offered for sale with no upward chain is this extended bay fronted semi detached house which would make an ideal first home or investment property.

Offering 919 sq.ft. of accommodation, the property features two well proportioned reception rooms, and a rear entrance hall with family bathroom and kitchen off. There are also two good sized double bedrooms, both with fitted wardrobes and a useful attic room. Outside, there is an enclosed west facing rear garden.

Located just off Derby Road, this home benefits from easy access to local amenities and schools, and is readily accessible for transport links into the Town Centre and towards Sheffield and the M1 Motorway.

- EXTENDED BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- KITCHEN
- TWO DOUBLE BEDROOMS, BOTH WITH FITTED STORAGE
- USEFUL ATTIC ROOM
- ENCLOSED WEST FACING REAR GARDEN
- NO CHAIN
- EPC RATING: TBC

General

Gas central heating (Ideal Logic Plus 24 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 85.3 sq.m./919 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Living Room

13'1 x 12'5 (3.99m x 3.78m)
A good sized bay fronted reception room, spanning the full width of the property.
A pair of bi-fold doors give access into the ...

Dining Room

12'6 x 9'6 (3.81m x 2.90m)
A good sized rear facing reception room having a feature fireplace with log burning stove sat on a tiled hearth.
A door gives access to a built-in under stair store.
Laminate flooring.

Rear Entrance Hall

Having a built-in store cupboard and a staircase rising up to the First Floor accommodation.
A uPVC double glazed door gives access onto the side of the property.
Further doors from here give access to a kitchen and bathroom.

Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath with folding glass shower screen and bath/shower mixer tap, shower cubicle with an electric shower, semi recessed wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Kitchen

9'6 x 7'2 (2.90m x 2.18m)
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.
Integrated appliances to include a fridge/freezer.
Space is provided for a freestanding cooker with fitted extractor over.
Downlighting.

On the First Floor

Landing

With loft access hatch having a pull down ladder to an ATTIC ROOM (15'11 x 12'5) having a wooden framed single glazed window and a wooden framed double glazed Velux window. The attic room also has light, power and access panels to eaves storage.

Bedroom One

12'5 x 10'11 (3.78m x 3.33m)
A good sized front facing double bedroom having a range of fitted wardrobes with sliding doors along one wall.

Bedroom Two

12'6 x 9'3 (3.81m x 2.82m)
A rear facing double bedroom having a built in double wardrobe with sliding doors.
There is also a built-in cupboard housing the gas boiler.

Outside

There is a low maintenance walled forecourt garden.

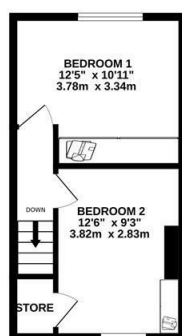
A gate gives access down the side of the property to the enclosed rear garden which comprises of a paved and concrete patio with a raised deck area. A wooden gate and archway opens to a lawned garden and hardstanding areas suitable for a greenhouse and a garden shed.



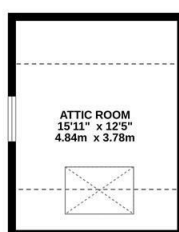
GROUND FLOOR
425 sq ft (39.4 sq m.) approx.



1ST FLOOR
287 sq ft (26.5 sq m.) approx.



2ND FLOOR
197 sq ft (18.3 sq m.) approx.



TOTAL FLOOR AREA: 919 sq ft (85.3 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 for only prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS

Relocation
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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, log 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 Outwood Academy Hasland 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 Consultants.

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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