



23 Madin Street,
New Tupton, S42 6EH

£149,950

W
WILKINS VARDY

£149,950

ATTRACTIVE MID TERRACE HOUSE - TWO DOUBLE BEDS - SOUTH FACING REAR GARDEN

Tucked away in a cul-de-sac within the popular village of New Tupton, this attractive stone built mid terraced house offers 673 sq. ft. of generously proportioned, neutrally decorated accommodation, making it an ideal choice for first time buyers, downsizers or investors alike.

The well presented accommodation comprises a good sized living room, a kitchen/diner, two double bedrooms, and a family bathroom/WC.

Outside, the property benefits from low maintenance gardens to both the front and rear. The enclosed south facing rear garden enjoys a pleasant open aspect, overlooking local allotment gardens, providing an attractive setting for outdoor relaxation.

Well placed for accessing the various amenities in New Tupton, the property is also conveniently situated for routes towards Clay Cross, Chesterfield, Matlock and the Peak District, as well as the M1 Motorway.

- ATTRACTIVE STONE BUILT MID TERRACE HOUSE
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- LOW MAINTENANCE GARDENS, THE REAR BEING SOUTH FACING AND OVERLOOKING LOCAL ALLOTMENTS
- CUL-DE-SAC POSITION
- EPC RATING: D

General

Gas central heating (Back Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 62.5 sq.m./673 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

12'3 x 12'0 (3.73m x 3.66m)
A good sized front facing reception room fitted with laminate flooring. This room also has a feature ornamental stone fireplace and a built-in base cupboard to the alcove.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

13'5 x 12'3 (4.09m x 3.73m)
Fitted with a range of white wall and base units with tiled splashbacks and complementary laminate work surfaces over.
Inset single drainer sink.
Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is space for a freestanding cooker and a fridge/freezer.
Feature fireplace with painted fire surround, tiled inset and hearth and a fitted gas fire.
A bi-fold door gives access to useful built-in under stair storage.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'3 x 12'0 (3.73m x 3.66m)
A good sized front facing double bedroom.

Bedroom Two

13'5 x 7'2 (4.09m x 2.18m)
A rear facing double bedroom having a built-in storage cupboard.

Bathroom

9'10 x 5'0 (3.00m x 1.52m)
Being part tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal hand wash basin and a low flush WC.
Vinyl flooring.

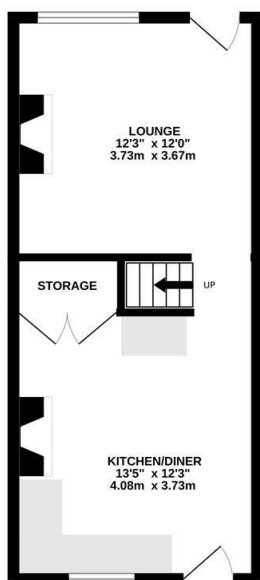
Outside

There is a low maintenance pebbled forecourt garden with shrub borders and a paved path leading to the front entrance door.

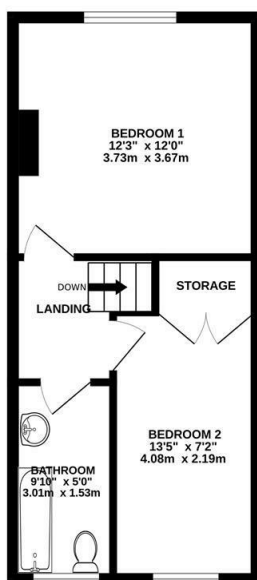
To the rear of the property there is an enclosed south facing garden comprising a paved patio with outside tap, small lawn and decorative pebble area with some shrubs, together with a further paved hardstanding area with a garden shed.



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 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.
Made with floorplan 12026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(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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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, gas fire, 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

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 Consultants.



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