19 Sherwood Street,
Chesterfield, S40 2EE

£127,500

WILKINS VARDY

£127,500

AFFORDABLE STARTER HOME - TWO BED MID TERRACE - CUL-DE-SAC POSITION

Located on the outskirts of the Town Centre is this delightful two double bedroomed mid terraced house which offers neutrally presented and easily managed accommodation. Upon entering the property you are welcomed into a 24 Ft. long, dual aspect living/dining room that serves as an ideal space for relaxation or entertaining guests. The property also features a modern kitchen and a shower room/WC. Outside, there is a mature enclosed rear garden.

Occupying a cul-de-sac position in an established residential neighbourhood, the property is within close proximity of local shops and amenities on Derby Road, and readily accessible for transport links towards Dronfield, Sheffield and the M1 Motorway.

- AFFORDABLE MID TERRACE HOUSE IN CUL-DE-SAC POSITION
- OPEN PLAN DUAL ASPECT LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- SHOWER ROOM/WC
- ENCLOSED REAR GARDEN
- CONVENIENT LOCATION
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 64.1 sq.m./690 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

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

Open Plan Living/Dining Room
24'5 x 11'1 (7.44m x 3.38m)
A spacious dual aspect reception room, fitted with laminate flooring. An open tread staircase rises to the First Floor accommodation.

Kitchen
10'6 x 7'10 (3.20m x 2.39m)
Being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge, freezer and freestanding cooker with fitted stainless steel splashback and extractor over.
Laminate flooring.
A uPVC double glazed door gives access onto the side and to the rear of the property.

On the First Floor

Landing
With loft access hatch.

Bedroom One
12'0 x 9'7 (3.66m x 2.92m)
A good sized front facing double bedroom with a built-in over stair storage area.

Bedroom Two
12'2 x 9'7 (3.71m x 2.92m)
A good sized rear facing double bedroom.

Shower Room
Being part tiled/part wood panelled and fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.
Built-in storage cupboard.
Vinyl flooring.

Outside
On street parking is available in the area.

A shared side gennel gives access to a wooden gate which opens to the enclosed rear garden where there is a lawn, decorative pebble beds, a hardstanding area and a metal shed.

Additional Information
The property is situated within fairly close proximity to the River Rother and is understood to have been subject to a flood related insurance claim. The Environment Agency have identified this location as a potential flood risk. You are advised to obtain a flood risk assessment prior to purchase and ensure that adequate insurances are available.

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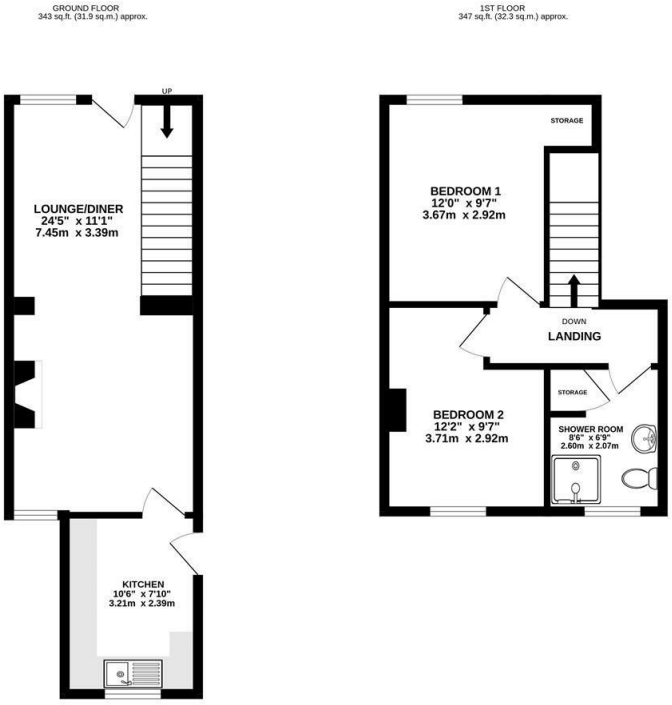
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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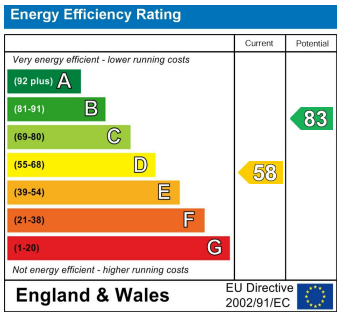

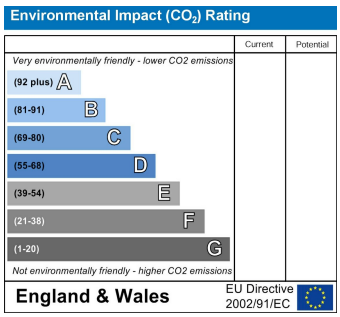

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VIEWINGS

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.

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 Hasland Hall Community 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.

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

wilkins-vardy.co.uk