



111 Langer Lane,  
Chesterfield, S40 2JP

OFFERS IN THE REGION OF

£210,000

W  
WILKINS VARDY

# £210,000

EXTENDED BAY FRONTED SEMI - TWO RECEPTION ROOMS - LARGER THAN AVERAGE GARAGE WITH WORKSHOP - NO CHAIN

Offered for sale with no upward chain is this extended bay fronted semi detached house which provides 857 sq.ft. of well proportioned accommodation which requires some cosmetic upgrading/refurbishment to create a lovely family home.

Upon entering, you are greeted by two reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. There is also a good sized kitchen and a side hallway with built-in storage, as well as three bedrooms, the master bedroom having a range of fitted furniture, and a shower room/WC. Outside, you will find gardens to the front and rear, a driveway providing off street parking and a larger than average detached single garage with workshop at the rear.

Located in an established and popular residential area, residents can enjoy easy access to local schools and amenities, and The Avenue Country Park is just a short distance away.

- Extended Bay Fronted Semi Detached House
- Requiring some Cosmetic Upgrading/Refurbishment
- Two Good Sized Reception Rooms
- Kitchen with Hallway off
- Three Bedrooms, the Master Bedroom having Fitted Furniture
- Shower Room/WC
- Larger than Average Garage with Workshop to the Rear
- Driveway Parking & Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Alpha CDX25 Combi Boiler)

uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 79.6 sq.m./857 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

A uPVC double glazed door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

13'11 x 11'3 (4.24m x 3.43m)

A good sized bay fronted reception room having a feature marble effect fireplace with inset gas fire.

A stone archway leads through into the ...

## Dining Room

11'10 x 11'2 (3.61m x 3.40m)

A good sized reception room having a wood framed single glazed window looking into the kitchen.

## Hallway

Fitted with laminate flooring and having two built-in store cupboards. A uPVC double glazed door gives access onto the side of the property.

## Kitchen

13'5 x 7'0 (4.09m x 2.13m)

Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer.

Laminate flooring.

## On the First Floor

### Landing

#### Bedroom One

11'4 x 10'4 (3.45m x 3.15m)

A good sized bay fronted double bedroom, having a range of fitted bedroom furniture to include wardrobes, vanity area with overhead storage, and bedside cabinets.

Downlighting.

## Bedroom Two

11'1 x 10'4 (3.38m x 3.15m)

A good sized rear facing double bedroom, having a built-in wardrobe and a built-in storage cupboard which houses the gas boiler.

## Bedroom Three

7'4 x 6'6 (2.24m x 1.98m)

A front facing single bedroom.

## Shower Room

Being fully tiled, fitted with laminate flooring and having a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

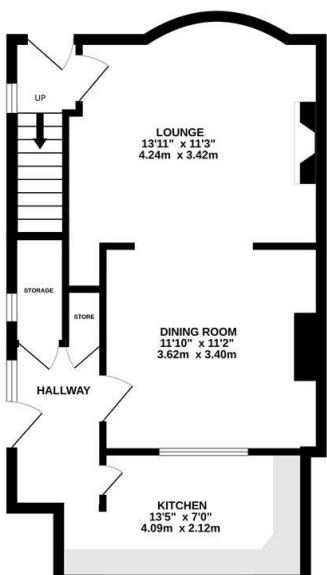
## Outside

To the front of the property there is a lawned garden, and a driveway providing ample off street parking. The driveway continues down the side of the property (restricted access) to a larger than average Detached Single Garage with a good sized workshop to the rear.

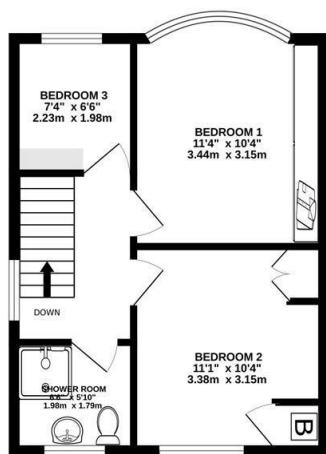
The enclosed rear garden is low maintenance gravel with a small patio area shaded by trees.



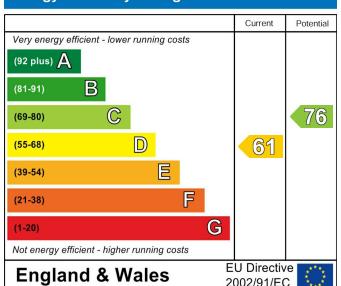
GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



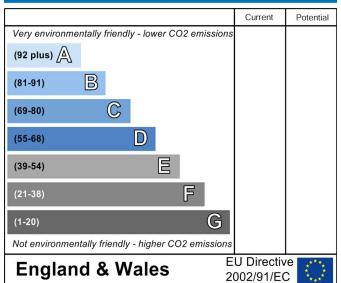
1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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 sales purposes only and should not be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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 fire, kitchen appliances, shower unit, 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 Parkside 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 Consultant.



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

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