5 Barrow Street,
Staveley, S43 3PR

OFFERS IN THE REGION OF

£145,000

WILKINS VARDY

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£145,000

IDEAL STARTER HOME/INVESTMENT PROPERTY - THREE BEDS - NO CHAIN

This generously proportioned three bedroomed semi detached house offers 810 sq.ft. of accommodation which includes a good sized dual aspect living room, kitchen with integrated cooking appliances and a ground floor bathroom and separate WC. Outside, there is an enclosed rear garden.

Conveniently located near local shops, schools and amenities, the property is also just a short distance from Poolsbrook Country Park., and is readily accessible for commuter links towards Chesterfield Town Centre and towards the M1 Motorway.

Whether you are a first time buyer or looking to settle down in a welcoming community, this home presents a wonderful opportunity to embrace a comfortable lifestyle in Staveley.

- IDEAL STARTER HOME/INVESTMENT PROPERTY
- GENEROUSLY PROPORTIONED SEMI DETACHED HOUSE
- GOOD SIZED DUAL ASPECT LIVING ROOM
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GROUND FLOOR BATHROOM & SEPARATE WC
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- EPC RATING: C

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.3 sq.m./810 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor
A front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
16'7 x 11'4 (5.05m x 3.45m)
A good sized dual aspect reception room.

Kitchen
10'5 x 9'2 (3.18m x 2.79m)
Fitted with a range of wall, drawer and base units with complementary work surfaces over, and having waterproof boarding splashbacks.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.
A door gives access to a useful built-in under stair store cupboard.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

Bathroom
7'5 x 4'4 (2.26m x 1.32m)
Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with shower over, and a pedestal wash hand basin.
Vinyl flooring.

Separate WC
Fitted with a low flush WC.

On the First Floor

Landing

Bedroom One
16'7 x 10'5 (5.05m x 3.18m)
A spacious dual aspect double bedroom.

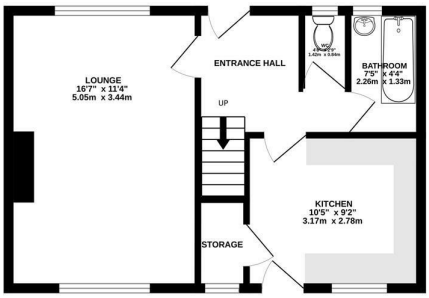
Bedroom Two
11'4 x 8'5 (3.45m x 2.57m)
A good sized front facing double bedroom.

Bedroom Three
8'2 x 8'2 (2.49m x 2.49m)
A rear facing single bedroom.

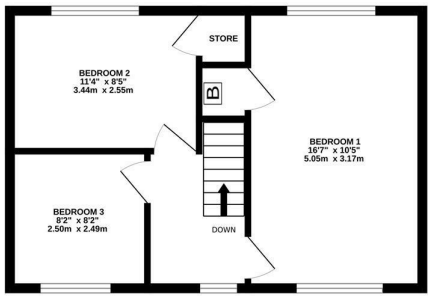
Outside
There is a walled forecourt garden and a path leading up to the front entrance door. On street parking is available in the area.

A path to the side of the property gives access to the enclosed rear garden which comprises of two paved patios and a lawn with central path. There is also a brick built outbuilding.

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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 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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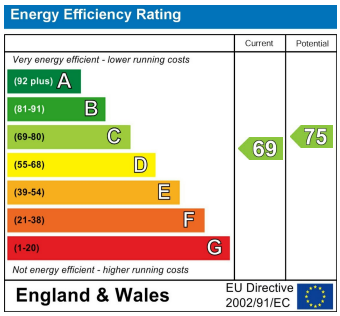

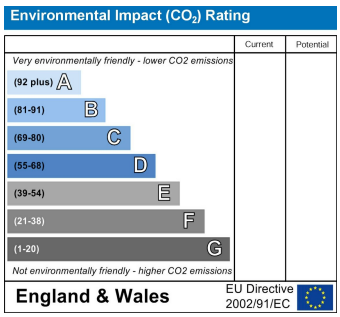

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VIEWINGS

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, 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.

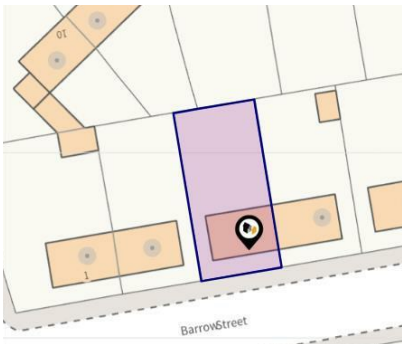
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Netherthorpe School/Springwell Community College (shared) 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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