



4 Blacks Lane,  
North Wingfield, S42 5LW

OFFERS AROUND

£165,000

W  
WILKINS VARDY

OFFERS AROUND

# £165,000

STYLISH PROPERTY - GOOD SIZED LIVING ROOM - RE-FITTED KITCHEN AND BATHROOM - USEFUL ATTIC ROOM - LANDSCAPED PLOT

Nestled in the charming Blacks Lane, this terraced house from the early 1900s is a real delight. Boasting a stylish interior, this property features a spacious living room with Bamboo laminate flooring, a modern re-fitted integrated kitchen, and a sleek modern bathroom - perfect for those who appreciate a touch of sophistication.

With a good sized reception room, two good sized bedrooms, this property offers a comfortable living space spread across 848 sq ft. The useful attic room adds a real touch, providing useful storage or potential.

Enjoying a landscaped plot, this house offers a serene outdoor space to unwind and enjoy the fresh air. Parking for one vehicle ensures convenience in this popular location, where you can enjoy the tranquillity of Blacks Lane while still being close to all amenities.

- Superbly Stylish Character Terrace
- Secluded Position on Blacks Lane
- Good Sized Living Room with Bamboo Laminate Flooring
- Fantastic Re-Fitted Kitchen with Integrated Appliances
- Modern Re-Fitted Bathroom
- Two Good Sized Bedrooms
- Useful Attic Room Offering Potential
- Landscaped Rear Garden
- A Must See

## General

Gas central heating (Combi boiler) located in the Kitchen  
uPVC double glazed sealed units throughout  
Gross internal floor area - 78.8 sq.m./848 sq.ft. (Including attic room)  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

### Living Room

15'7" x 11'10" (4.75m x 3.61m)  
Having an open plan staircase rising to the first floor accommodation.  
Built-in understairs storage.  
Tiled Floor to the entrance and the remaining covered with bamboo laminate flooring.  
An archway leads through to the ...

### Kitchen Diner

15'8" x 10'0" (4.78m x 3.05m)  
Fitted range of white hi-gloss wall and base units with complementary matching marble work surfaces and decorative tiled splashbacks.  
One bowl sink with mixer tap.  
Integrated appliances include: fridge/freezer, washing machine and dishwasher.  
Space for a cooker with integrated cooker hood above.  
Bamboo laminate flooring  
A door gives access out onto the rear garden.

## On the First Floor

### Landing

With Bamboo laminate flooring.  
A staircase leads up to the attic room.

### Bedroom One

12'9" x 12'0" (3.89m x 3.66m)  
A front facing double bedroom.  
Built-in cupboard and laminate Bamboo flooring.

### Bedroom Two

9'10" x 8'11" (3.02m x 2.72m)  
A rear facing double bedroom.  
Laminate Bamboo flooring.

### Fully Tiled Bathroom

Having a panelled bath with mixer shower over, low flush w.c and floating hand wash basin with storage below.  
Tiled floor.  
Useful built-in storage cupboard.

## On the Second Floor

### Attic Room

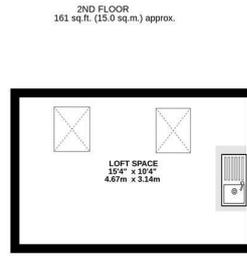
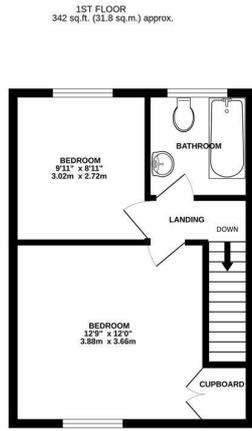
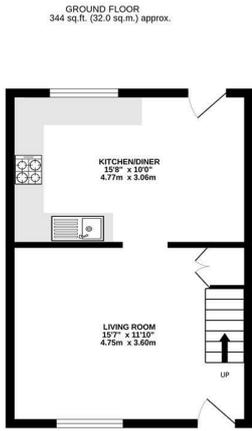
15'3" x 10'4" (4.67m x 3.15m)  
Having two velux windows and offering potential for additional accommodation (subject to obtaining all necessary consents and approvals)

### Outside

To the front is a driveway providing Car Standing Space.

To the rear sees an enclosed low maintenance garden with decorative slate and decked area together with planted border.





TOTAL FLOOR AREA: 848 sq.ft. (78.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### 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 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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