wards
estate agents

79 Ringwood Road

Brimington, Chesterfield, S43 1DF

Offers over £90,000

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Offered with No Chain & Immediate Possession!

Fabulous opportunity to acquire this TWO BEDROOM MID TERRACE HOUSE which Would be suited to first time buyers, small families and investors alike!

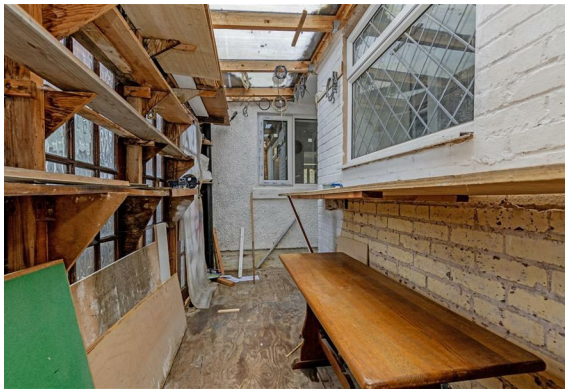
Perfectly placed for all local amenities, shops, schools, doctors, bus routes and main commuter road links to Chesterfield town centre, Dronfield, Sheffield and further afield via the M1 motorway J29/29A

Internally the accommodation does require updating and currently offers front reception room, rear kitchen, ground floor bathroom and three rear workshops. To the first floor front main double bedroom with fitted wardrobes and rear bedroom two with access to the converted loft space and access also to the en -suite shower room with 3 piece suite (WC is macerator)

Front mature garden with well established trees and shrubbery. Offering great potential for car standing spaces (STPP) Footpath to the side leads to the front door.

Additional Information

No central heating currently in the property
uPVC Double Glazed windows
Gross Internal Floor Area- 75.8 Sq.m/ 816.2 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Springwell Community College



Reception Room

13'4" x 10'11" (4.06m x 3.33m)

Front wooden entrance door into the reception room. Half panelling to the walls, fireplace with gas-fire(not currently connected)

Kitchen

10'3" x 9'9" (3.12m x 2.97m)

Comprising of a range of base and wall units with work surfaces that have an inset sink and tiled splash backs. Integrated electric oven and hob. Space for fridge. Understairs store cupboard.

Porch/Inner Hall

6'2" x 3'1" (1.88m x 0.94m)

Door to bathroom and access into the workshop. Gas Combi boiler but gas supply not currently connected.

Partly Tiled Bathroom

7'5" x 7'0" (2.26m x 2.13m)

Comprising of a 3 piece suite which includes a bath with electric shower above(not currently connected) wash hand basin in vanity unit and low level WC. Access to workshop.

Workshop One

11'7" x 4'10" (3.53m x 1.47m)

Having power and lighting.

Workshop Two

9'4" x 4'7" (2.84m x 1.40m)

Having power and lighting

Workshop Three

9'4" x 7'6" (2.84m x 2.29m)

With power and lighting

First Floor

Access to both bedrooms.

Front Double Bedroom One

13'4" x 11'0" (4.06m x 3.35m)

Main double bedroom with front aspect window and mirror fronted fitted wardrobes.

Rear Double Bedroom Two

9'8" x 7'8" (2.95m x 2.34m)

Second bedroom with rear aspect window. Access to ensuite shower room. Retractable ladder provides access to the converted loft space with Velux window and lighting.

Attic Space
Velux window and lighting.

En - Suite
6'11" x 2'5" (2.11m x 0.74m)
Comprising of a 3 piece suite which includes a shower cubicle, wash hand basin in vanity unit and low level WC with macerator. Over stairs store cupboard.

Outside Store
8'2" x 4'5" (2.49m x 1.35m)

Outside
Front mature garden with well established trees and shrubbery. Offering great potential for car standing spaces (STPP) Footpath to the side leads to the front door.

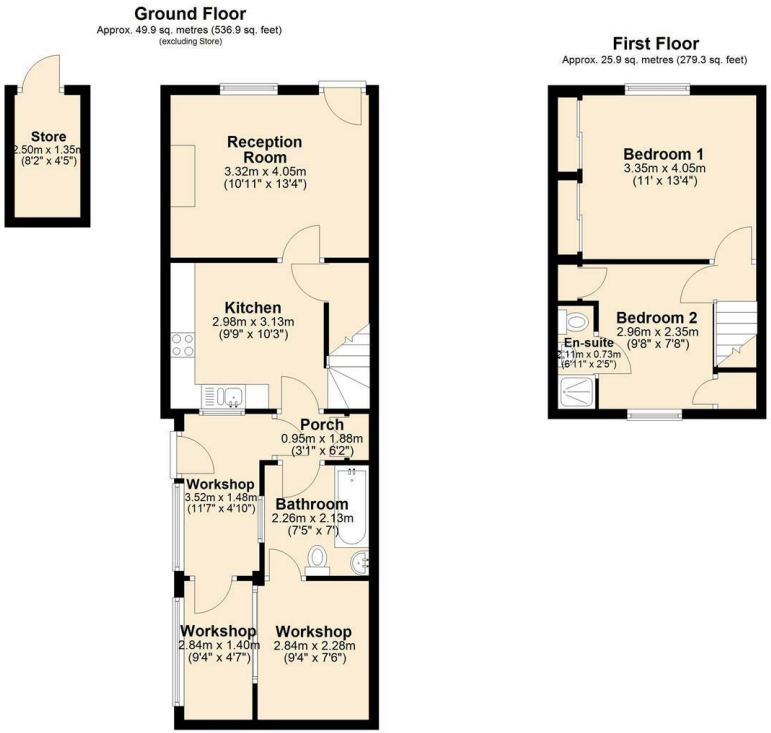
Right of way to use the rear brick store and have access to the front of the property.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



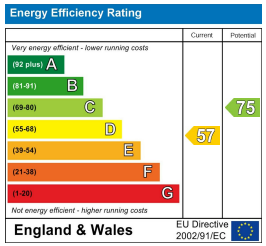
Total area: approx. 75.8 sq. metres (816.2 sq. feet)

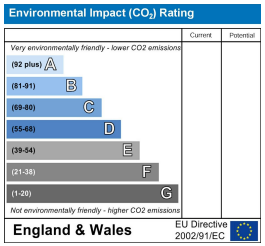
Area Map

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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