



**w**ards  
estate agents

**153 Market Street**

Clay Cross, Chesterfield, S45 9LX

**£135,000**

## 153 Market Street

Clay Cross, Chesterfield, S45 9LX

Offered For Sale with No Upward Chain! Early Viewing is Highly Recommended.

A perfect home for first time buyers, small families or INVESTORS!

Potential Yield of 6% pa based upon a purchase price of £135,000 and a monthly rental of £700 per month

Situated in the heart of Clay Cross, which has become a very popular place to live due to its close proximity to a range of local amenities, great bus and road commuter links to Chesterfield, Alfreton & Derby plus easy access into the local countryside and fully refurbished Leisure Centre.

Well maintained and presented spacious TWO DOUBLE BEDROOM MID TERRACE HOUSE offering well proportioned accommodation which benefits from:- gas central heating (Combi Boiler) uPVC double glazing, Current Gas & Electrical Certification, rewired & renewed roof in 2023

Recently redecorated throughout the interior comprises of front reception room, dining room, integrated modern kitchen and to the first floor main double bedroom, second double and spacious family bathroom with White 3 piece suite.

Front forecourt garden with ornamental railings and a shared access gate and pathway to front door.

Generous rear garden which is well tended and has substantially fenced boundaries. Artificial low maintenance lawn areas with side borders and mature tree. Outside water tap. Rear gate leads to the garage and car standing space.





### Additional Information

Gas Central Heating-Ideal Combi boiler  
Current Gas & Electrical Certificates  
Re-wired in 2023  
Externally repainted May 2026  
Roof tile renewed in 2023  
uPVC double glazed windows  
Rear Dry End Ridges  
Water Meter- fitted 20/5/2026  
Gross Internal Floor Area- 930. Sq.m/ 1001.0 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Tupton Hall School

### Additional Information

Number 151 and 155 have right of way, however all properties have gates at the bottom of the garden, so this 'right of way' is rarely exercised.

### Reception Room

12'6" x 11'4" (3.81m x 3.45m)

Family reception room with front aspect window. Front uPVC entrance door. Fireplace with marble back. (Gas-Fire is currently not connected) Meter cupboard.

### Inner Hallway

Access door to the cellar which has lighting.

### Cellar

14'7" x 6'1" (4.45m x 1.85m)

A good useful space for storage. There is lighting.

### Dining Room

12'6" x 12'3" (3.81m x 3.73m)

Spacious dining room with rear aspect window. Stair case leads to the first floor.

### Integrated Modern Kitchen

8'7" x 6'7" (2.62m x 2.01m)

Comprising of a range of Cream fronted base and wall units with complementary work surfaces, inset stainless steel sink unit and 'brick' style tiled splash backs. Integrated oven, gas hob and chimney extractor above. There is space for washing machine, and fridge. Tiled flooring. Glazed rear uPVC door.

### First Floor Landing

12'4" x 2'9" (3.76m x 0.84m)

Access to the attic.

### Front Double Bedroom One

12'11" x 12'6" (3.94m x 3.81m)

Generous main double bedroom with front aspect window and a double storage cupboard.

### Rear Double Bedroom Two

13'10" x 9'5" (4.22m x 2.87m)

Second double bedroom with rear aspect window.





### **Half Tiled Bathroom**

**8'7" x 6'7" (2.62m x 2.01m)**

Comprising of a 3 piece White suite that includes a shower bath with shower & hose above, pedestal wash hand basin, low level WC. Chrome heated towel rail. Tiled floor. The Ideal Combi boiler is located in the bathroom.

### **Garage**

**15'9" x 7'11" (4.80m x 2.41m)**

Rear detached garage which is accessed via Stollard Street. There is also space for one car standing.

### **Outside**

Front forecourt garden with ornamental railings and a shared access gate and pathway to front door.

Generous rear garden which is well tended and has substantially fenced boundaries. Artificial low maintenance lawn areas with side borders and mature tree. Outside water tap. Rear gate leads to the garage and car standing space.

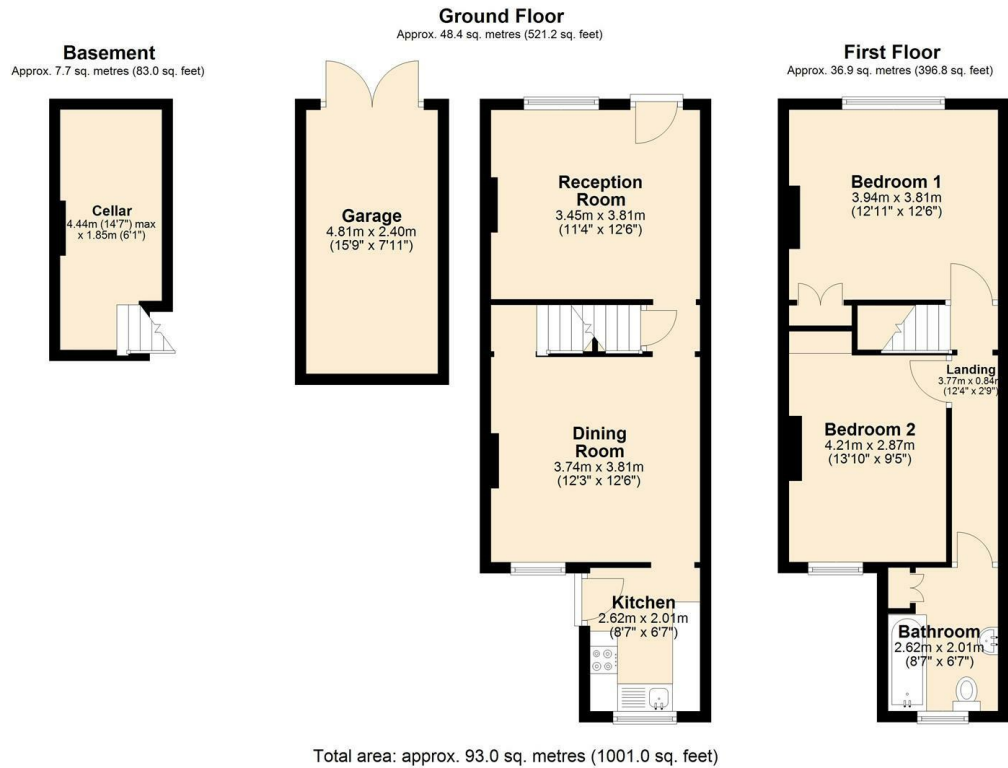


### **School catchment areas**

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.

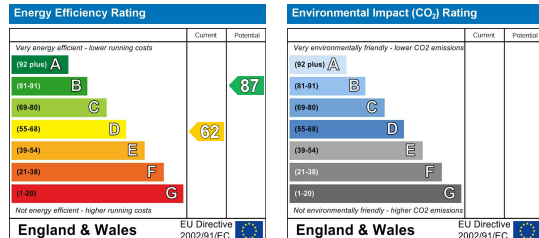
## Floor Plan



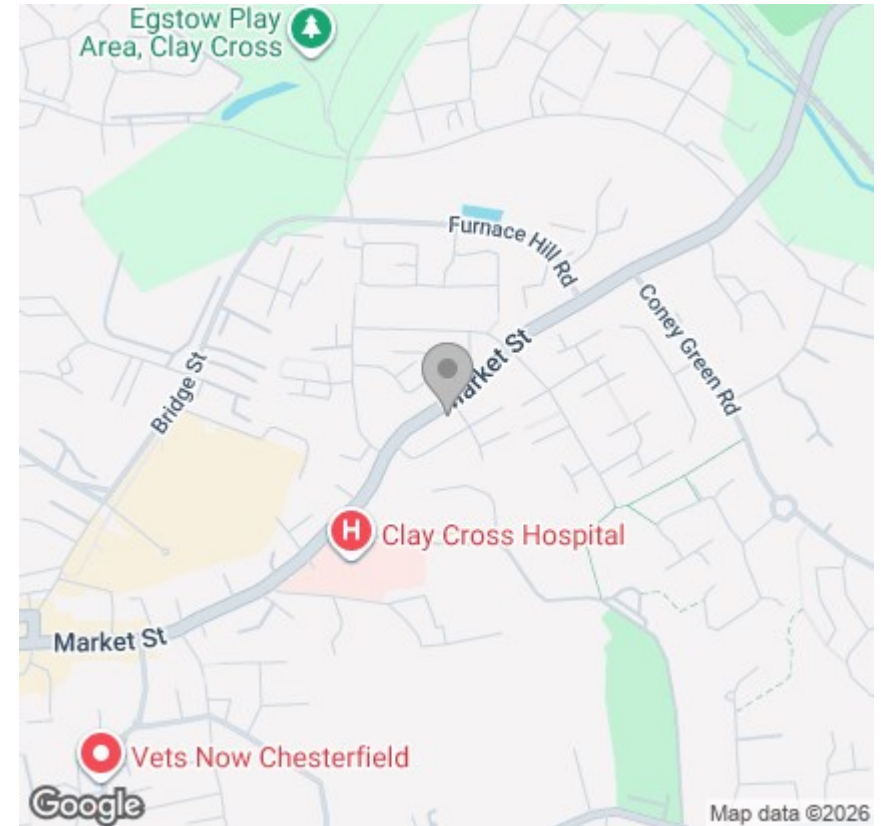
## Viewing

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



## Area Map



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.

