



Williamthorpe Road, North Wingfield Chesterfield S42 5NX

welcome to

Williamthorpe Road, North Wingfield Chesterfield

PERFECT INVESTOR OPPORTUNITY. Located in the popular residential area of North Wingfield is this Two Bedroom End Terrace Home. Offering accommodation over two floors and finished with low maintenance rear gardens. Early Viewing is a Must.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge/Diner

24' 6" Max narrowing to 11' 9" Max x 13' 3" Max Into Chimney (7.47m Max narrowing to 3.58m Max x 4.04m) A PVCu double glazed door opens to this lounge/diner. Offering both a front and rear facing PVCu double glazed window, whilst two central heating radiators can be found. A gas fire is further featured in this lounge/diner, whilst a built in storage cupboard is offered, along with a door to the stairs which rise to the first floor accommodation.

Kitchen

8' 9" Max x 7' 1" Max (2.67m Max x 2.16m Max) Fitted with a range of wall, base and drawer units with contrasting work surfaces and a stainless steel sink and drainer with mixer tap. An electric oven can be found to the units with a gas hob over and concealed extractor above. Whilst space is offered for an under counter fridge and freezer, along with space and plumbing for an automatic washing machine. Splash back tiling is further featured in this kitchen, along with tiling to the floors and a rear facing PVCu double glazed window. Completing this kitchen is a central heating radiator and a side facing PVCu double glazed door offering access to the rear yard.

Landing

Stairs rise from the lounge door to this first floor landing. Offering access to the bedrooms and bathroom, whilst this landing is completed with the loft access hatch.

Bedroom One

13' 7" Max narrowing to 10' 05" Max x 12' 2" Max (4.14m Max narrowing to 3.17m Max x 3.71m) This master bedroom found to the front of the home offers a PVCu double glazed window and two central heating radiators.

Bedroom Two

10' 4" Max Into Chimney x 12' 1" Max (3.15m Max Into Chimney x 3.68m Max) This second double bedroom found to the rear of the home offers a PVCu double glazed window with far reaching views, and a central heating radiator.

Bathroom

This bathroom offers a three piece suite comprising of a low flush w.c and a pedestal hand wash basin, both with splash back tiling. Completing the suite is a panelled bath with an electric shower over and a feature wall. Whilst this bathroom further features a built in airing cupboard which houses the boiler, it is completed with a rear facing PVCu double glazed obscure window and a central heating radiator.

Outside & Exterior

This property found on Williamthorpe Road offers a paved path leading to the front of the property. Whilst the enclosed gardens to the rear of the property open from the kitchen to a synthetic lawn layed on the yard. A ramp leads up the steps to the gate at the bottom of the garden.



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Williamthorpe Road, North Wingfield Chesterfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax band: A
- Popular Residential Location of North Wingfield

Tenure: Freehold EPC Rating: D

guide price

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSF103773 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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