



15 Butterton Drive,
Chesterfield, S40 4UW

CHAIN FREE

£169,950

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WILKINS VARDY

CHAIN FREE

£169,950

FANTASTIC FIRST HOME OR INVESTMENT PROPERTY WITH GARAGE AND OFF STREET PARKING

With two good sized bedrooms, and a modern kitchen and bathroom, this well proportioned semi detached house offers well appointed accommodation which would suit a young couple, family or downsizer.

The property benefits from a good sized south west facing rear garden and access to off street parking and garage.

Located at the head of this popular cul-de-sac, close to the shops on Wardgate Way and Holmebrook Valley Park, whilst also being ideally situated for routes into the Town Centre and towards Dronfield and Sheffield.

- Attractive Semi Detached House
- Dual Aspect Kitchen
- Bathroom/WC
- Low Maintenance Enclosed RearGarden
- EPC Rating: D
- Generous Living Room
- Two Good Sized Double Bedrooms
- Single Garage & Car Standing Space
- NO UPWARD CHAIN

General

Gas central heating (Dimplex Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 54.9 sq.m./591 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Porch

Having a tiled floor. An internal door opens into the ...

Living Room

14'3 x 12'2 (4.34m x 3.71m)

A generous front facing reception room, spanning the full width of the property and having a feature ornamental fireplace.
A staircase rises to the First Floor accommodation.

Kitchen

12'2 x 6'11 (3.71m x 2.11m)

A dual aspect room, being part tiled and fitted with a range of light beech wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric double oven (bottom oven not working) and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for an automatic washing machine, and there is also space for a fridge/freezer.
Tiled floor.
A uPVC double glazed door gives access onto the rear garden.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'2 x 8'9 (3.71m x 2.67m)

A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

12'2 x 7'2 (3.71m x 2.18m)

A good sized rear facing double bedroom, spanning the full width of the property and having a built-in over stair store cupboard.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a

panelled bath with bath/shower mixer tap and electric shower over (not working), pedestal wash hand basin and a low flush WC.
LVT flooring.

Outside

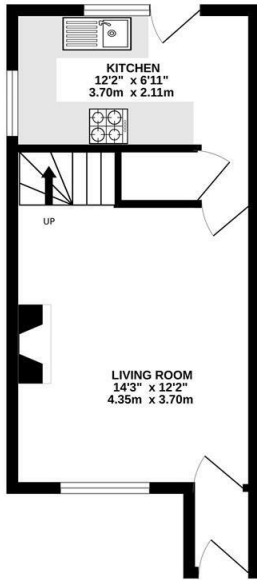
To the front of the property there is a lawned garden with hedged boundaries.

A shared drive to the side of the property gives access to an end single garage and car standing space.

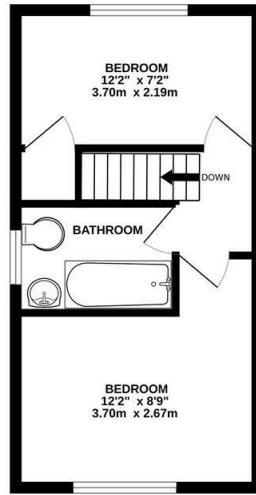
The enclosed south west facing rear garden comprises of a printed concrete patio, artificial lawn and a deck seating area.



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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.
Made with Metropix 12/2012

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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RICS

Relocation agent network

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, 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.

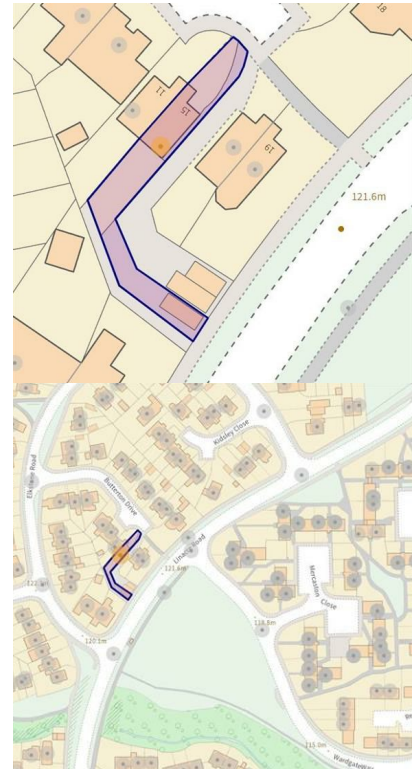
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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