

8 Goyt Terrace Factory Street,
Chesterfield, S40 2BS

OFFERS IN THE REGION OF

£144,950

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WILKINS VARDY

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GREAT FIRST HOME OR INVESTMENT PROPERTY IN CENTRAL LOCATION

Just a stone's throw from Chatsworth Road, this generously proportioned two double bedroomed end terraced house offers an impressive 916 sq.ft. of accommodation over three storeys, including two generous reception rooms, two spacious bedrooms and a fantastic family bathroom. The property also boasts a good sized enclosed low maintenance rear garden and off street parking.

Nearby Brampton has a range of fantastic amenities including bars, restaurants and shops, with the Town Centre and Queen's Park just a short distance further.

- Generously Proportioned Three Storey End Terrace House
- Kitchen
- Spacious Bathroom
- Convenient Location
- Two Good Sized Reception Rooms
- Two Generous Double Bedrooms
- Low Maintenance Garden & Car Standing Space
- EPC Rating: E

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 85.1 s.qm./916 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Living Room

14'5 x 12'4 (4.39m x 3.76m)

A generous dual aspect reception room, fitted with laminate flooring and having a feature stone fireplace which extends to the side to provide TV standing.

An open archway leads through into the ...

Dining Room

12'2 x 11'4 (3.71m x 3.45m)

A second good sized reception room, being dual aspect, fitted with laminate flooring and having a wall mounted gas fire.
A door gives access to a useful built-in under stair store, and a staircase rises to the First Floor accommodation.

Kitchen

8'4 x 6'5 (2.54m x 1.96m)

Being part tiled and fitted with a range of beech wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated 4-ring gas hob.

Space is provided for an under counter fridge.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom One

12'4 x 11'6 (3.76m x 3.51m)

A good sized front facing double bedroom having a built-in storage cupboard.

Spacious Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC,

Built-in airing cupboard housing the gas boiler.

Vinyl flooring.

On the Second Floor

Bedroom Two

14'8 x 12'2 (4.47m x 3.71m)

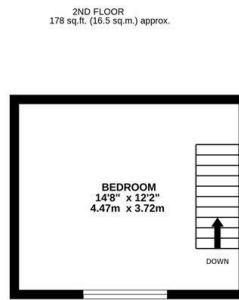
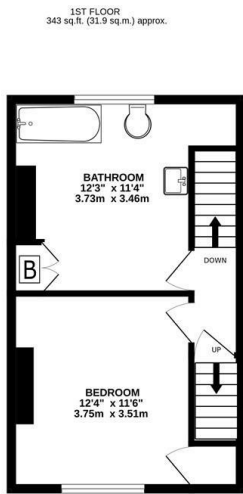
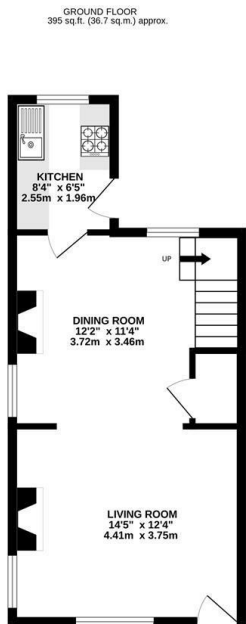
A generous front facing double bedroom having built-in storage to include wardrobes, overhead storage units and vanity area.

Outside

There is a walled, low maintenance forecourt garden of decorative pebbles and borders.

A service road to the side of the property gives access to the rear where there is a yard area and off street parking.





TOTAL FLOOR AREA: 916 sq.ft. (85.1 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) A		
(81-91) B		82
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(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



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.

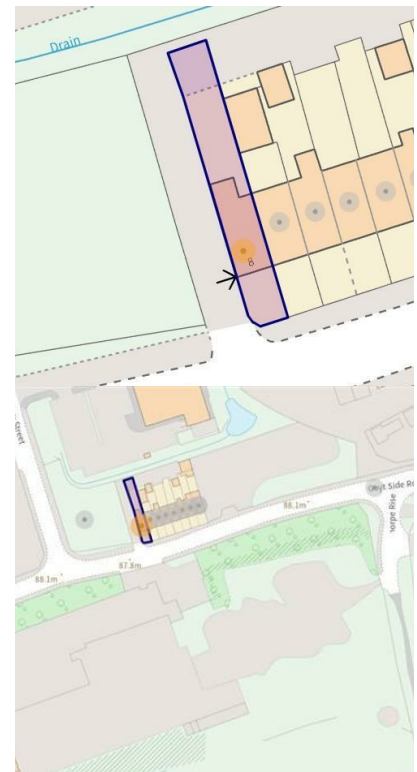
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community 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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