



48 Durham Avenue,
Grassmoor, S42 5DL

OFFERS IN THE REGION OF

£170,000

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WILKINS VARDY

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£170,000

GENEROUSLY PROPORTIONED DETACHED BUNGALOW WITH SOUTH FACING GARDEN AND GARAGE

Pleasantly positioned at the head of this popular cul-de-sac, this well proportioned two double bed roomed detached bungalow includes a fantastic 'L' shaped lounge/diner, two good sized bedrooms and a modern re-fitted shower room. The property also offers a pleasant low maintenance south facing rear garden and plenty of off street parking as well as a detached garage.

Conveniently positioned for the nearby amenities in Grassmoor Village and just a short distance from Grassmoor Country Park, the property is also well placed for transport links into Clay Cross and Chesterfield.

- Well Proportioned Detached Bungalow
- Generous 'L' Shaped Lounge/Diner
- Two Double Bedrooms
- Plenty of Off Street Parking & Detached Single Garage
- NO UPWARD CHAIN
- Pleasant Cul-de-Sac Position
- Kitchen
- Modern Shower Room
- South Facing Low Maintenance Garden
- EPC Rating: E

General

Gas central heating (Glow worm Fuelsaver Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 57.4 sq.m./618 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Steps lead up to a uPVC double glazed side entrance door which opens into an ...

Entrance Hall

Having a built-in storage cupboard and a built-in airing cupboard housing the hot water cylinder.

Bedroom Two

10'0 x 7'3 (3.05m x 2.21m)

A rear facing double bedroom, currently used as an office.

Bedroom One

10'6 x 10'0 (3.20m x 3.05m)

A good sized rear facing double bedroom having a range of fitted wardrobes with sliding door, and a built-in double cupboard.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with electric shower, semi recessed wash hand basin with storage below and a low flush WC.

Vinyl flooring.

Kitchen

8'11 x 8'2 (2.72m x 2.49m)

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

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer and a freestanding cooker.

Vinyl flooring.

'L' Shaped Lounge/Diner

18'0 x 15'5 (5.49m x 4.70m)

A generous bay fronted reception room, spanning the full width of the property and having a feature fireplace with an electric fire.

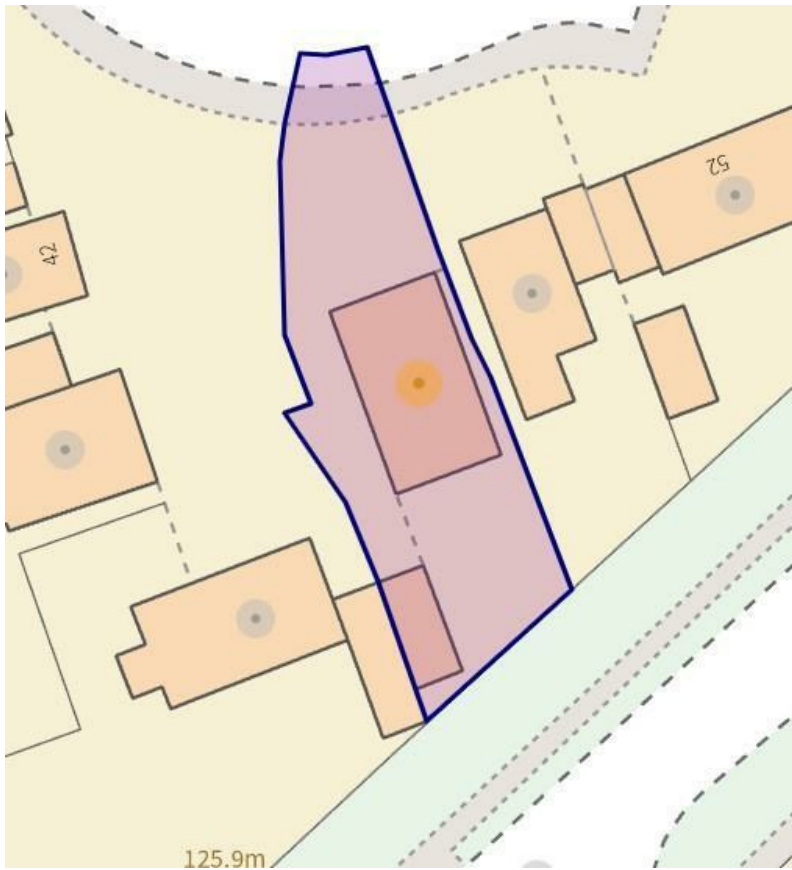
Outside

To the front of the property there is a lawned garden.

A shared access drive leads up to a detached single garage.

To the rear of the property there is a low maintenance garden comprising a paved patio with step up to a paved/decorative gravel bed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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, electric fire, shower unit, 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.

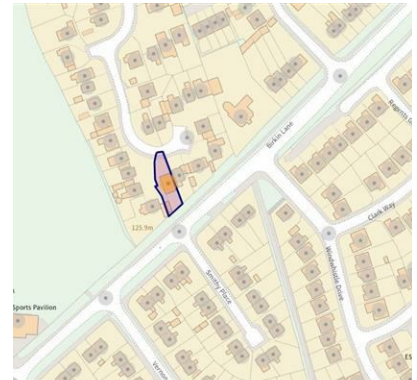
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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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wilkins-varDY.co.uk