



43 Sheffield Road,
Stonegravels, S41 7LS

OFFERS IN THE REGION OF

£129,950



WILKINS VARDY

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SPACIOUS BAY FRONTED VICTORIAN TERRACE ON THE EDGE OF THE TOWN CENTRE

Full of character and having been subject to a comprehensive scheme of modernisation in recent years, this generously proportioned two double bed roomed mid terraced house offers plenty of space together with a useful cellar and cottage style south east facing rear garden.

Just a stones throw from the centre of Chesterfield Town and within easy access of the Train Station, this property is also ideally positioned for the various amenities on Sheffield Road and for routes into Dronfield and Sheffield.

- Ideal Starter Home/Investment Property
- Mid Terraced House on edge of the Town Centre
- Two Good Sized Reception Rooms
- Modern Kitchen
- Two Good Sized Double Bedrooms
- 4-Piece Bathroom
- Enclosed Low Maintenance Rear Courtyard
- Popular & Convenient Location
- EPC Rating: D
- Recently Modernised and Full of Character

General

Gas central heating

uPVC sealed unit secondary double glazed windows

Gross internal floor area - 105.3 s.qm./1133 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

Commercial Use Next Door

This property is located next door to a commercial building and therefore the availability of mortgage finance is likely to be restricted. You are advised to seek advice from your mortgage broker prior to making an offer if you need a mortgage.

Wilkins Vardy have an in-house mortgage adviser who will be able to give further advice on this matter.

On the Ground Floor

A uPVC front entrance door opens into an ...

Entrance Hall

Having a further door opening into a ...

Hallway

With a door giving access into the Living Room and a further door opening to a further hallway.

Living Room

14'1 x 11'7 (4.29m x 3.53m)

A generous bay fronted reception room fitted with ornate coving and ceiling rose.

This room also has a feature fireplace with wood surround, marble effect inset and hearth, and a coal effect electric fire.

Second Hallway

With staircase rising to the First Floor accommodation. A door gives access into the ...

Dining Room

12'0 x 12'0 (3.66m x 3.66m)

A second good sized reception room being rear facing. an opening leads through into the ...

Kitchen

9'11 x 8'0 (3.02m x 2.44m)

Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.

Space is provided for a fridge/freezer.

Tiled floor.

A door gives access to steps which lead down into the cellar.

A uPVC double glazed door gives access into a Utility/Rear Porch.

Cellar

12'2 x 12'1 (3.71m x 3.68m)

A good sized and useful storage space.

Utility/Rear Porch

9'5 x 6'2 (2.87m x 1.88m)

Having a fitted worktop with space and plumbing below for a washing machine, and space for a tumble dryer.

Tiled floor.

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

On the First Floor

Landing

Having a built-in storage cupboard and loft access hatch.

Bedroom One

15'3 x 11'11 (4.65m x 3.63m)

A generous front facing double bedroom, spanning the full width of the property, fitted with laminate flooring and having ornate coving.

Bedroom Two

12'1 x 9'5 (3.68m x 2.87m)

A good sized rear facing double bedroom fitted with laminate flooring and having ornate coving.

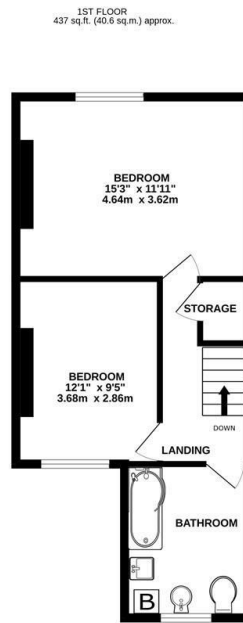
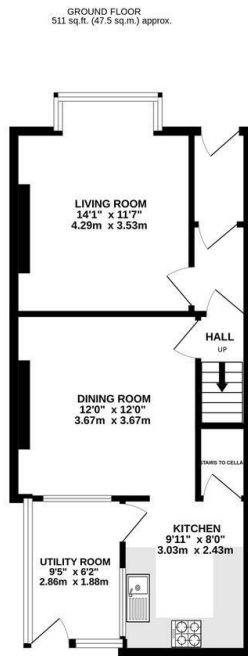
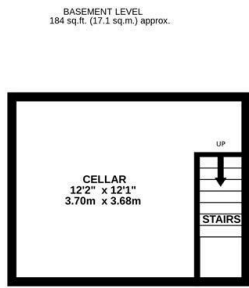
Bathroom

Being fully tiled and fitted with a 4-piece white suite comprising a panelled spa bath with glass shower screen, bath/shower mixer taps and mixer shower over, pedestal wash hand basin, low flush WC and a bidet.

Outside

To the rear of the property there is a low maintenance enclosed courtyard which is paved and also has a decked seating area. A gate gives access onto the rear service road.





TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(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, electric fire, kitchen appliances, 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.

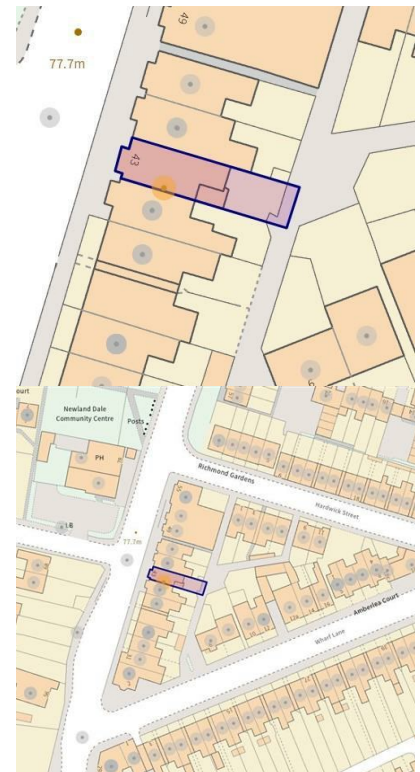
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Whittington Green 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 Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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