



61 Wain Avenue,
Chesterfield, S41 0FD

OFFERS IN THE REGION OF

£210,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£210,000

NO STAMP DUTY TO PAY! - GENEROUSLY PROPORTIONED THREE STOREY FAMILY HOME - PROPERTY TOUR VIDEO AVAILABLE

Offering an impressive 990 sq.ft. of accommodation over three storeys, this three double bed roomed, two bathroomed property includes a well appointed ground floor kitchen, two generously proportioned reception rooms, one on the ground floor and one on the first floor with Juliet balcony, and three large double bedrooms. The property also has an enclosed rear garden and off street parking.

Wain Avenue is a popular development situated just on the outskirts of the Town Centre, conveniently positioned for the Railway Station and for commuter links towards the M1 Motorway and towards Dronfield and Sheffield.

- Generously Proportioned Three Storey Town House
- Two Good Sized Reception Rooms
- Ground Floor Cloaks/WC
- Well Appointed Kitchen
- Three Good Sized Double Bedrooms
- En Suite & Family Bathroom
- Off Street Parking
- Enclosed West Facing Rear Garden
- Popular Edge of Town Centre
- EPC Rating: C

Location

General

Gas central heating (Ideal Classic Boiler)
uPVC double glazed windows and composite doors
Gross internal floor area - 92.0 sq.m./990 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

Storm Porch
Having a tiled floor. A composite front entrance door opens into the ...

Dining Room
11'10 x 10'6 (3.61m x 3.20m)
A good sized front facing reception room, spanning the full width of the property, fitted with laminate flooring and having coving to the ceiling.

Inner Hall
Fitted with laminate flooring. A staircase from here rises to the First Floor accommodation.

Cloaks/WC
Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Kitchen
11'10 x 11'6 (3.61m x 3.51m)
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine and dishwasher, and there is also space for a fridge/freezer.
A door gives access to a useful under stair store.
Laminate flooring.
A composite door gives access onto the rear of the property.

On the First Floor

Landing

Living Room
11'10 x 10'6 (3.61m x 3.20m)
A good sized reception room fitted with coving and having uPVC double glazed French doors opening to a balcony.

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.

Bedroom Three/Study

11'10 x 8'7 (3.61m x 2.62m)
A good sized rear facing double bedroom, spanning the full width of the property.

On the Second Floor

Landing

Master Bedroom
11'10 x 10'6 (3.61m x 3.20m)
A good sized double bedroom having two windows overlooking the front of the property, and having a range of fitted wardrobes.
A door gives access into the ...

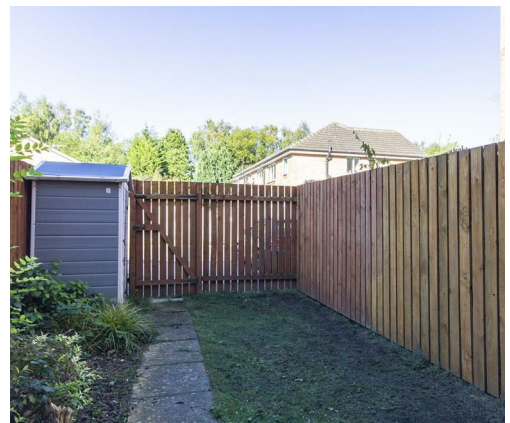
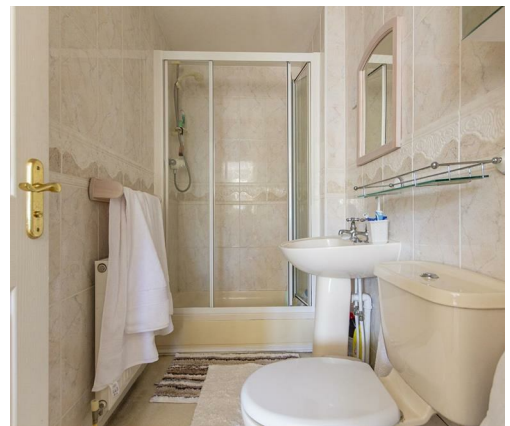
En Suite Shower Room
Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. The loft hatch is also sited in this room.

Bedroom Two
11'10 x 8'4 (3.61m x 2.54m)
A good sized rear facing double bedroom, spanning the full width of the property.

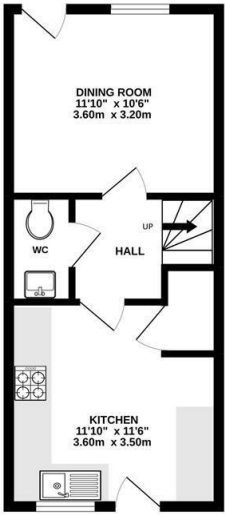
Outside

To the front of the property there is off street parking for two cars.

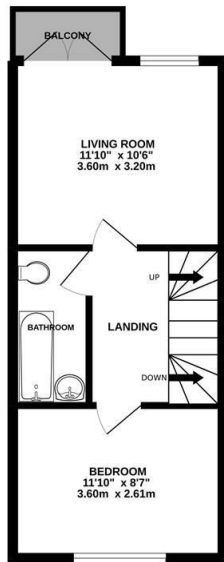
To the rear of the property there is an enclosed west facing rear garden, laid to lawn together with a planted side border and paved path leading to a gate which gives access onto a rear car park.



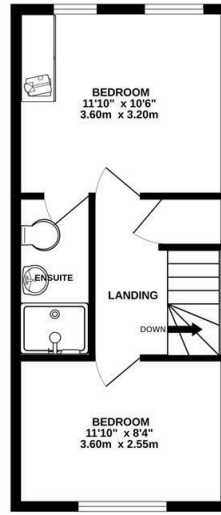
GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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 ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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, 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 Outwood Academy Hasland Hall 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.



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

wilkins-varDY.co.uk