



44 St. Helens Street,
Stonegravel, S41 7QD

OFFERS IN THE REGION OF

£150,000



WILKINS VARDY

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NEWLY REFURBISHED PROPERTY - NEW KITCHEN & BATHROOM - USEFUL BASEMENT ROOM - POPULAR EDGE OF TOWN CENTRE LOCATION

Occupying a generous plot with a good sized enclosed low maintenance rear garden, this newly refurbished end terraced house includes two good sized bedrooms, a fantastic re-fitted kitchen and bathroom and a generous living room. The property also includes a fantastic lower level reception room which would make an ideal home office or playroom with door leading out onto the rear garden.

Conveniently situated between Newbold Road and Sheffield Road, the property has a range of amenities on its doorstep and is a just a few minutes from the Town Centre and Train Station.

- Refurbished End Terrace House set over Three Floors on Outskirts of Town Centre
- Good Sized Living Room
- Basement Playroom/Office
- Modern Re-Fitted Bathroom
- Good Sized Plot with Low Maintenance Gardens to the Front & Rear
- Ideal Property for First Time Buyer/Downsizer
- Contemporary Re-Fitted Kitchen with Integrated Oven and Hob
- Two Good Sized Double Bedrooms
- NO UPWARD CHAIN - READY FOR IMMEDIATE OCCUPATION
- EPC Rating: D

General

Gas central heating (Ideal Classic 2 Boiler)
uPVC sealed unit double glazed windows and doors
Newly decorated and new floor coverings throughout
Gross internal floor area - 70.7 sq.m./761 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed door opens into a ...

Side Entrance Hall

With staircase rising to the First Floor accommodation.

Re-Fitted Kitchen/Diner

12'9 x 10'10 (3.89m x 3.30m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with concealed extractor over.
Space is provided for a fridge/freezer.
Laminate flooring and downlighting.
A door gives access to a staircase which descends into the basement playroom/office.

Living Room

12'9 x 10'6 (3.89m x 3.20m)
A good sized rear facing reception room.

On the Lower Ground Floor

Basement Playroom/Office

12'7 x 10'8 (3.84m x 3.25m)
A good sized and versatile room having tiled flooring and downlighting.
A uPVC door gives access onto the rear garden.

On the First Floor

Landing

Bedroom One

12'9 x 10'10 (3.89m x 3.30m)
A good sized front facing double bedroom.

Bedroom Two

10'7 x 8'6 (3.23m x 2.59m)
A rear facing double bedroom.

Re-Fitted Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with electric shower over, semi recessed wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

Outside

There is a walled, low maintenance decorative pebble forecourt garden. On street permit parking is available in the area.

A path gives access down the side of the property to the side entrance door and to a gate which opens to steps which lead down to the rear of the property.

There is a good sized low maintenance rear garden with raised border.



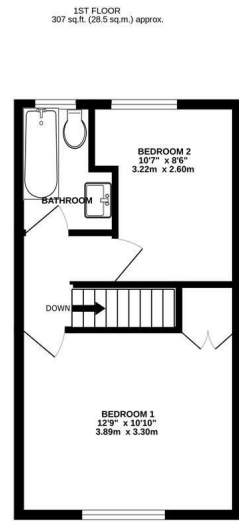
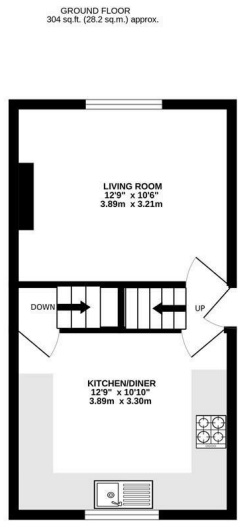
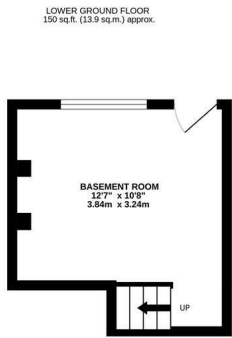
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

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	56	
(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



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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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.

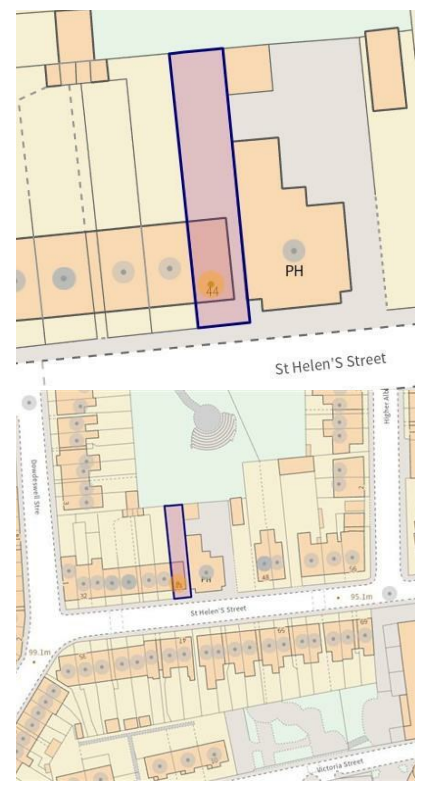
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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.



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

wilkins-varDY.co.uk