

3 Cowsell Drive,
Danesmoor, S45 9SX

OFFERS IN EXCESS OF

£130,000

W
WILKINS VARDY

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TWO LARGE DOUBLE BEDROOMS - GENEROUSLY PROPORTIONED - IDEAL FIRST HOME

This well appointed mid terraced house offers an impressive 798 sq.ft. of accommodation which has been decorated and improved by the current owner to provide a stylish family home. The property includes an entrance hall, plenty of storage, a good sized open plan dining room and living room as well as a well equipped kitchen and modern bathroom. With off street parking and a pleasant enclosed rear garden, this would make an ideal home for a young couple or family.

Situated just a short distance from the various amenities in Clay Cross, the property is also conveniently situated for transport networks into the Town Centre and towards the M1 Motorway.

- Ideal Starter Home/First Time Buyer Property
- Well Proportioned Mid Terrace House
- Fitted Kitchen with Integrated Oven & Hob
- Generous Open Plan Living/Dining Room
- Two Good Sized Double Bedrooms
- Modern Bathroom
- Rear Entrance Hall with Useful Store Area off
- Off Street Parking & Enclosed East Facing Rear Garden
- Cul-de-Sac Position
- EPC Rating: D

General

Gas central heating (Back Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 74.2 sq.m./798 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

'L' Shaped Entrance Hall

Fitted with wood flooring. A staircase rises to the First Floor accommodation.

Kitchen

11'10 x 7'9 (3.61m x 2.36m)
Being part tiled and fitted with a range of 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 hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Cushioned flooring.

Open Plan Living/Dining Room

Living Room

12'3 x 10'5 (3.73m x 3.18m)
A good sized rear facing reception room fitted with wood flooring.
This room also has a feature fireplace with painted fire surround, tiled inset and hearth and a fitted coal effect gas fire with back boiler.
An opening leads through into the ...

Dining Room

10'4 x 8'2 (3.15m x 2.49m)
A good sized rear facing dining room fitted with wood flooring.

Rear Entrance Hall

Having a useful storage area, and a uPVC double glazed door which opens onto the rear of the property.

On the First Floor

Landing

Having two built-in cupboards, one of which houses the hot water cylinder.

Bedroom One

12'4 x 11'9 (3.76m x 3.58m)
A good sized rear facing double bedroom fitted with laminate flooring.

Bedroom Two

12'4 x 10'6 (3.76m x 3.20m)
A good sized rear facing double bedroom fitted with laminate flooring.

Bathroom

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

Outside

To the front of the property there is off street parking. There is also an attached brick built outhouse.

The enclosed east facing rear garden comprises a paved patio, decorative slate bed and lawn with borders of mature shrubs. A gate to the rear gives access to a pedestrian walkway.



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.

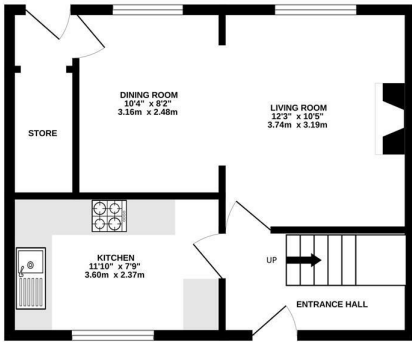
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

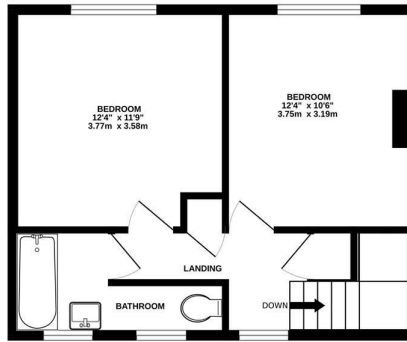
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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, gas fires, 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 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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