



4 Tansley Way,
Inkersall S43 3DT

OFFERS IN THE REGION OF

£185,000



WILKINS VARDY

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£185,000

NEW PRICE £185,000

WELL PRESENTED BUNGALOW - POPULAR CUL-DE-SAC POSITION - OFF STREET PARKING & GARAGE

Welcome to this charming semi-detached bungalow located on Tansley Way in Inkersall. This property boasts a cosy reception room, perfect for relaxing or entertaining guests and also features a well maintained bathroom and kitchen, together with two generously sized bedrooms, providing ample space for a small family or guests to stay comfortably. The off street parking and garage further enhance the practicality of this property, providing both security and convenience.

Situated in this popular cul-de-sac, this home is ideally located near Inkersall Green and Ringwood Park, offering a peaceful and picturesque setting for your daily strolls or outdoor activities. With vacant possession available, this bungalow is ready and waiting for you to make it your own.

- Attractive Semi Detached Bungalow occupying a Cul-de-Sac Position
- Spacious Living Room
- Fitted Kitchen with Integrated Oven and Hob
- Two Good Sized Double Bedrooms
- Bathroom/WC
- NO UPWARD CHAIN
- Detached Garage & Ample Off Street Parking
- Gardens to the Front and Rear
- EPC Rating: C

General

Gas central heating (Alpha Intec 28X Combi Boiler)
uPVC sealed unit double glazed windows and doors
Made to measure blinds and curtains are included in the sale.
Gross internal floor area - 55.3 sq.m./595 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed side entrance door opens into the ...

Kitchen

12'11 x 7'0 (3.94m x 2.13m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Included in the sale are the washing machine and the under counter fridge.
Vinyl flooring.

Living Room

13'11 x 13'7 (4.24m x 4.14m)
A spacious front facing reception room having a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Inner Hall

Bedroom One

15'3 x 10'4 (4.65m x 3.15m)
A spacious double bedroom having a built-in cupboard and a range of built-in wardrobes with sliding mirror doors.
A uPVC double glazed sliding patio door overlooks and opens onto the rear garden.

Bedroom Two

10'3 x 9'6 (3.12m x 2.90m)
A good sized rear facing double bedroom.

Bathroom

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

Outside

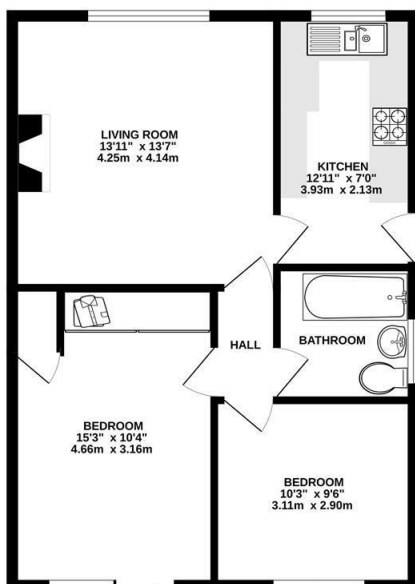
To the front of the property there is a low maintenance decorative pebbled/plum slate garden.

A concrete driveway to the side provides ample off street parking and leads to a detached single garage.

The rear garden comprises a paved patio and lawn with central paved path.



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



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

TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homeplan 02/04

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RICS

Relocation agent network

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 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 Springwell Community College 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-varidy.co.uk