



2 White Edge Close,  
Chesterfield, S40 4LE

OFFERS IN THE REGION OF

£139,950



WILKINS VARDY

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IDEAL FIRST TIME BUYER PROPERTY - CUL-DE-SAC POSITION - THREE BEDS - NO UPWARD CHAIN

This attractive double fronted mid terraced property boasts a spacious 820 sq ft of living space which requires some cosmetic upgrading and includes a generous dual aspect reception room and kitchen, three good sized bedrooms, and a bathroom with separate WC. The property also benefits from an enclosed low maintenance garden with two useful brick built outbuildings.

Occupying a head of cul-de-sac position in this popular neighbourhood, you have easy access to local amenities, schools, and parks, making it a great choice for families.

Don't miss out on the opportunity to make this house your own - schedule a viewing today and envision the possibilities that await you at White Edge Close.

- Attractive Double Fronted Mid Terraced House
- Spacious Dual Aspect Reception Room
- Three Good Sized Bedrooms
- Enclosed Low Maintenance Rear Garden
- NO UPWARD CHAIN
- Some Cosmetic Upgrading Required
- Dual Aspect Kitchen/Diner
- Bathroom & Separate WC
- Cul-de-Sac Position
- EPC Rating: E

## General

Gas central heating (Baxi Bermuda Back Boiler Unit)  
Hardwood framed sealed unit double glazed windows  
Gross internal floor area - 76.2 sq.m./820 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A hardwood double glazed door opens into a Front Entrance Porch.

### Entrance Porch

With an opening into the .Front Entrance Hall.

### Entrance Hall

With staircase rising to the First Floor accommodation.

### Living Room

17'11 x 10'11 (5.46m x 3.33m)  
A spacious dual aspect reception room having a wall mounted gas fire with concealed back boiler.  
Hardwood French doors with double glazed side panels overlook and open onto the rear of the property.  
A further door gives access to the rear entrance hall.

### Kitchen/Diner

17'11 x 8'8 (5.46m x 2.64m)  
A dual aspect room, being part tiled and fitted with a range of wall and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer, and a freestanding cooker with concealed extractor over.  
Vinyl flooring.  
An open archway leads through into the Rear Entrance Hall.

### Rear Entrance Hall

Having a built-in under stair store cupboard. A hardwood framed sealed unit double glazed door gives access onto the rear of the property.

## On the First Floor

### Landing

### Bedroom One

10'11 x 10'2 (3.33m x 3.10m)  
A good sized front facing double bedroom having a built-in over stair store cupboard.

### Bedroom Two

9'8 x 8'8 (2.95m x 2.64m)  
A front facing double bedroom having a built-in over stair store cupboard.

### Bedroom Three

8'3 x 7'5 (2.51m x 2.26m)  
A rear facing single bedroom.

Note: Non structural alterations have been carried out to form this room without Local Authority approval.

### Bathroom

Being part tiled and fitted with a 2-piece suite comprising a panelled bath with electric shower over and a pedestal wash hand basin.

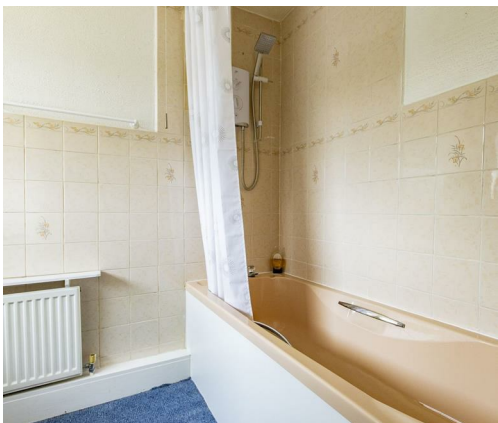
### Separate WC

Fitted with a low flush WC.

### Outside

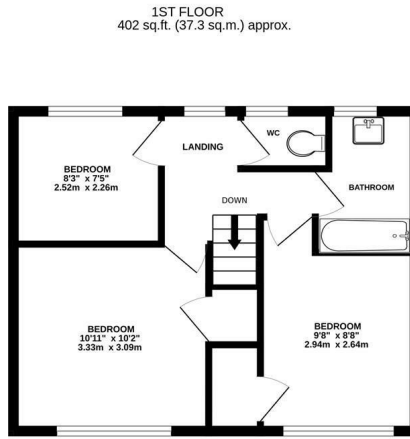
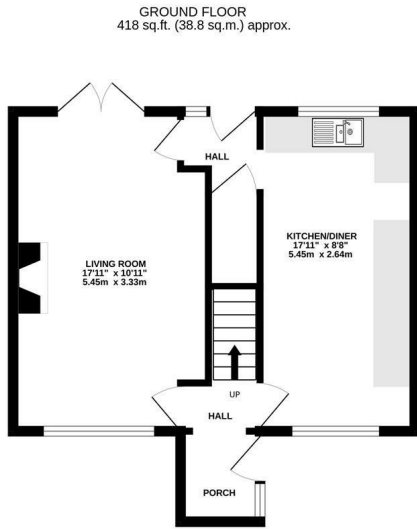
Access to the front of the property is via a pedestrian footpath. To the front of the property there is a lawned garden, decorative gravel beds and a path leading to the front entrance door.

To the rear of the property there is an enclosed low maintenance rear garden comprising of a paved patio and decorative pebble bed with circular paved patio. Steps at the bottom of the garden give access to a gate which opens to the cul-de-sac, there is also a block paved driveway for parking one car. There are also two useful brick built outbuildings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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 fire, 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 Newbold 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**

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