



13 Poolsbrook Road,
Duckmanton, S44 5EL

OFFERS IN THE REGION OF

£164,950

W
WILKINS VARDY

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IDEAL FAMILY HOME - GENEROUS PLOT - CONVENIENT LOCATION - NO UPWARD CHAIN

Located in the centre of Duckmanton is this double fronted mid terraced house offering 943 sq.ft. of living space which would benefit from some cosmetic upgrading. The property boasts a dual aspect reception room which opens into a conservatory, a good sized kitchen/diner with utility/WC off, three good sized bedrooms and a family bathroom. With off street parking and a mature enclosed rear garden, this is an ideal family home.

Just a short distance from J29A of the M1 Motorway, the property also has a range of amenities on its doorstep and good transport links into Staveley and Chesterfield.

- Double Fronted Mid Terraced House
- Spacious Dual Aspect Living Room
- uPVC Double Glazed Conservatory
- 'L' Shaped Dual Aspect Kitchen/Diner
- Separate Utility/WC
- Three Good Sized Bedrooms
- Bathroom/WC
- Off Street Parking & Mature, Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Alpha Combi Boiler - Installed in 2024)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 87.6 sq.m./943 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Entrance Porch

Having an internal door opening into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'2 x 11'5 (4.93m x 3.48m)

A spacious dual aspect reception room having a feature marble fireplace with an inset living flame coal effect gas fire (which is disconnected).

A uPVC sliding patio door gives access into the ...

uPVC Double Glazed Conservatory

10'8 x 8'5 (3.25m x 2.57m)

Having a tiled floor and French doors which open to the rear garden.

Kitchen/Diner

16'2 x 10'7 (4.93m x 3.23m)

An 'L' shaped dual aspect room, being fitted with a range of wall, drawer and base units with complementary work surfaces and tiled splashbacks.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.

Space is provided for a fridge/freezer.

Laminate flooring.

A sliding door gives access to a ...

Rear Entrance Hall/Utility

Having a tiled floor and uPVC double glazed door giving access onto the rear of the property.

A further door opens to a ...

Utility/WC

Fitted with a 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

Space and plumbing is provided for a washing machine.

This room also houses the gas boiler.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'4 x 10'7 (4.37m x 3.23m)

A good sized front facing double bedroom, having two built-in double wardrobes with overhead storage, and a built-in over stairs storage cupboard.

Bedroom Two

12'8 x 8'3 (3.86m x 2.51m)

A good sized front facing double bedroom.

Bedroom Three

9'6 x 7'7 (2.90m x 2.31m)

A good sized rear facing single/small double bedroom, currently used as a craft room.

Family Bathroom

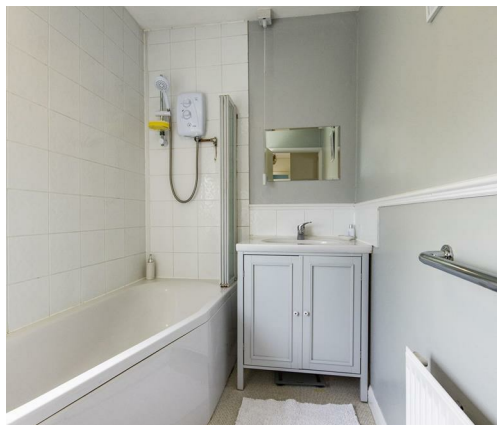
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with folding glass shower screen and electric shower over, wash hand basin inset within a vanity unit, and a low flush WC.

Vinyl flooring.

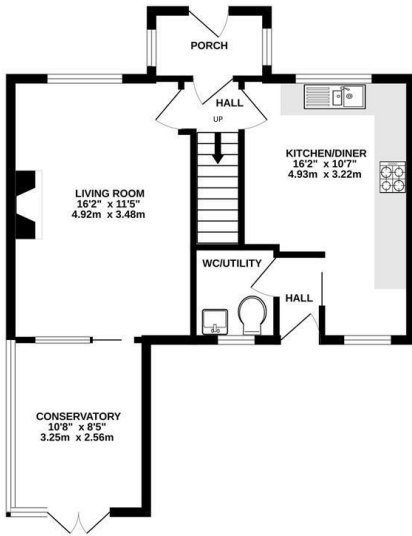
Outside

To the front of the property there is a block paved drive providing off street parking, together with a decorative pebble bed and planted borders.

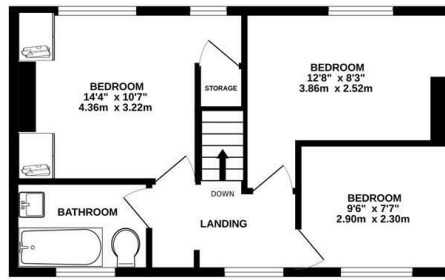
A shared gennel gives access down the side of the property to a gate which opens to the enclosed rear garden, which comprises a paved patio and a good sized lawn with mature and well stocked borders of plants and shrubs.



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 The Bolsover 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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