



238 Derby Road,
Chesterfield, S40 2ER

OFFERS IN THE REGION OF

£115,000



WILKINS VARDY

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EXTENDED MID TERRACE HOUSE - TWO RECEPTION ROOMS - MODERN KITCHEN - GENEROUS PLOT

Offered for sale with no upward chain is this extended mid terrace house offering 664 sq.ft. of well proportioned accommodation which comprises two reception rooms and a modern fitted kitchen with integrated appliances. With two good sized double bedrooms and a well appointed bathroom, this is an ideal first property.

Standing on a good sized plot with an open outlook to the rear, the property is situated in a popular and convenient location, close to local schools and amenities and readily accessible for commuter links into Chesterfield Town Centre and towards, Dronfield, Sheffield and the M1 Motorway.

- Extended Mid Terraced House on Generous Plot
- Modern Fitted Kitchen with Integrated Appliances
- Two Good Sized Double Bedrooms
- Popular & Convenient Location
- NO UPWARD CHAIN
- Two Reception Rooms
- Ground Floor Bathroom
- Gardens to the Front and Rear
- Open Outlook to the Rear
- EPC Rating: E

General

Gas central heating (Ideal Classic Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 61.7 sq.m./664 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Living Room

12'3 x 11'3 (3.73m x 3.43m)
A front facing reception room, spanning the full width of the property and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire.
Two glazed sliding doors open to give access into the ...

Open Plan Dining Room/Kitchen

Dining Room

12'3 x 8'1 (3.73m x 2.46m)
A good sized room having a glazed sliding door to a built-in under stair store. A further sliding door opens to a staircase which rises to the First Floor accommodation.

Kitchen

7'10 x 7'9 (2.39m x 2.36m)
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, washing machine, wine cooler, electric double oven and 4-ring gas hob with extractor over.
Tiled floor and downlighting.
An opening leads through to the ...

Rear Entrance Hall

Having a tiled floor and uPVC double glazed door opening to the rear of the property. A sliding door gives access into the ...

Bathroom

Fitted with a 3-piece suite comprising a panelled bath with tiled splashback, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

12'4 x 11'4 (3.76m x 3.45m)
A front facing double bedroom, spanning the full width of the property.

Bedroom Two

12'3 x 8'0 (3.73m x 2.44m)
A rear facing double bedroom having a built-in over stair cupboard housing the gas boiler and the hot water cylinder.

Outside

A gate gives access to a walled, low maintenance decorative pebble forecourt garden and a paved path leading up to the front entrance door. On street parking is available in the area.

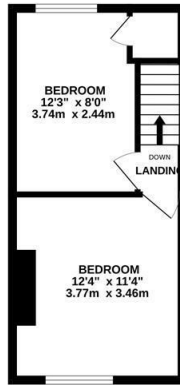
To the rear of the property there is an enclosed east facing garden comprising of a patio area and lawn with side border and central path. Beyond here, there is a gate which gives access to a chicken coop and run, and a further paved patio.



GROUND FLOOR
384 sq ft. (36.6 sq m.) approx.



1ST FLOOR
271 sq ft. (25.2 sq m.) approx.



TOTAL FLOOR AREA: 654 sq ft. (61.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.
Made with Metreplan 02021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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	

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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, electric fire, kitchen appliances, 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 Hasland 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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wilkins-varidy.co.uk