



17 Coupe Lane,
Clay Cross, S45 9QJ

OFFERS IN THE REGION OF

£165,000

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WILKINS VARDY

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£165,000

THREE BED SEMI - MODERN KITCHEN - ENCLOSED REAR GARDEN - OPEN OUTLOOK TO FRONT

This tastefully presented three bedroomed semi detached house offers 935 sq.ft. of comfortable living space, which includes a spacious living room with wood burning stove, separate dining room and a modern fitted kitchen. With three bedrooms and a shower room, there's plenty of space for the whole family to unwind and make this house a home. The property also benefits from off street parking and an enclosed south east facing rear garden.

Just a short distance from the centre of Clay Cross, the property also has good access to transport links into the Peak District and Chesterfield.

- Well Proportioned Semi Detached House with Open Outlook to the Front
- Spacious Living Room with Wood Burning Stove
- Good Sized Kitchen fitted with Two Tone Units
- Separate Dining Room
- Three Bedrooms, two of which have Built-in Storage
- Shower Room/WC
- Off Street Parking & Enclosed South East Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 86.8 sq.m./935 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Construction

The property is understood to be of steel framed construction. Whilst we understand this property is mortgageable, mortgage lenders are limited and therefore we advise that you seek advice from a specialist broker prior to making an offer.

On the Ground Floor

A uPVC front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.
An opening leads through into the ...

Living Room

14'10 x 11'5 (4.52m x 3.48m)

A good sized front facing reception room, fitted with laminate flooring and having a wood burning stove sat on a stone hearth.

Dining Room

10'4 x 8'5 (3.15m x 2.57m)

A rear facing reception room fitted with laminate flooring.

Kitchen

13'2 x 10'1 (4.01m x 3.07m)

Being part tiled and fitted with a range of modern two tone wall, drawer and base units with complementary wood work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher.

Space is provided for a fridge/freezer, and there is also space for a range cooker having a fitted extractor hood over.

Tiled floor.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

A good sized front facing double bedroom having two built-in cupboards.
Loft access hatch.

Bedroom Two

14'11 x 8'8 (4.55m x 2.64m)

A good sized rear facing double bedroom having two built-in cupboards.

Bedroom Three

9'8 x 7'11 (2.95m x 2.41m)

A good sized dual aspect small double/single bedroom, having a built-in airing cupboard housing the gas boiler.

Shower Room

Fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, corner wash hand basin and a low flush WC.
Vinyl flooring

Outside

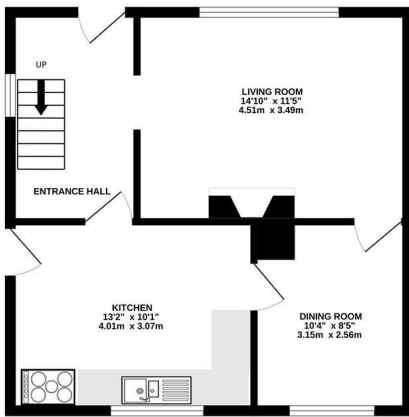
To the front of the property there is a low walled decorative gravelled garden and car standing space, split by a path which leads up to the front entrance door.

A path leads down the side of the property to a uPVC double glazed door which opens to a part covered porch where there are three brick built outbuildings, one of which has space and plumbing for a washing machine.

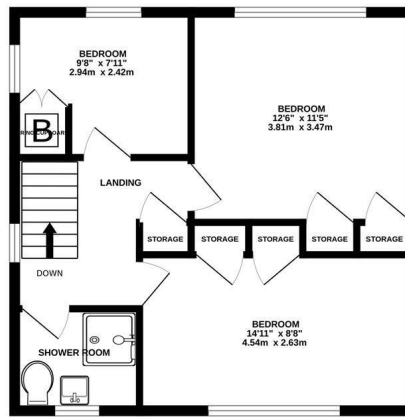
The enclosed south east facing rear garden is predominantly laid to lawn and has a paved patio. There is also a garden shed.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	
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, wood burning stove, 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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