



24 Oak Crescent,
Wingerworth, S42 6PY

OFFERS INVITED

£210,000

W
WILKINS VARDY

OFFERS INVITED

£210,000

** ALL REALISITC OFFERS WILL BE CONSIDERED **

WELL PROPORTIONED SEMI - CORNER PLOT - NO CHAIN - POPULAR LOCATION

Offered for sale with no upward chain, is this well proportioned three double bedroomed semi detached house standing on a corner plot. The property which offers 978 sq.ft. of neutrally presented accommodation comprises an entrance porch with store room and utility room off, a ground floor WC, open plan kitchen/dining/living room, family bathroom and a shower area to the master bedroom. Parking is made easy with space for one vehicle and there are also lawned gardens to the front and rear.

Centrally situated in Wingerworth, the property is well placed for the local village amenities and is readily accessible for accessing The Avenue Country Park and for routes into Clay Cross and Chesterfield Town Centres.

- Well Proportioned Semi Detached House on Corner Plot
- Entrance Porch with Store Room & Utility Room off
- Ground Floor Cloaks/WC
- Open Plan Kitchen/Dining/Living Room
- Three Double Bedrooms, one being on the Ground Floor
- Family Bathroom & Shower Area to the Master Bedroom
- Off Street Parking
- Gardens to the Front and Rear
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors (except kitchen window)
Gross internal floor area - 90.9 sq.m./978 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

uPVC double glazed doors to the front and side open into an ...

Entrance Porch

Being of uPVC double glazed construction and having a built cupboard and a store room. Doors from here open into the entrance hall and the utility room.

Utility Room

5'9 x 4'10 (1.75m x 1.47m)
Fitted with a range of wall and base units with complementary work surface over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

Entrance Hall

With staircase rising to the First Floor accommodation. A uPVC double glazed entrance door gives access onto the rear of the property.

Cloaks/WC

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

Bedroom Three

10'6 x 8'11 (3.20m x 2.72m)
A rear facing double bedroom.

Two internal doors from the entrance hall give access into the ...

Open Plan Kitchen/Dining/Living Room

Kitchen

10'10 x 7'8 (3.30m x 2.34m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, dishwasher, electric oven and 4-ring gas hob with extractor hood over.
Tiled floor.

Dining Area

10'11 x 7'9 (3.33m x 2.36m)
Being open plan to the kitchen and having an opening leading through into the ...

Living Room

11'3 x 10'9 (3.43m x 3.28m)
A good sized dual aspect reception room having a coal effect gas fire sat on a marble hearth.

On the First Floor

Landing

Bedroom One

15'10 x 10'11 (4.83m x 3.33m)
A good sized rear facing double bedroom having a shower cubicle with electric shower and a wash hand basin.
Chrome heated towel rail.

Bedroom Two

11'11 x 9'8 (3.63m x 2.95m)
A good sized double bedroom with two windows overlooking the rear of the property.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath, wash hand basin with storage below and a low flush WC.
Vinyl flooring.

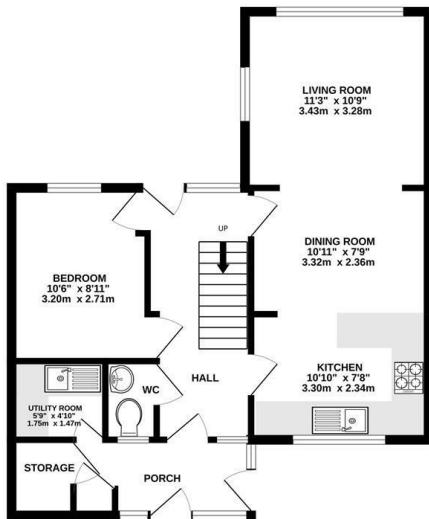
Outside

The property sits on a corner plot having a lawned garden to the front and a car standing space to the side.

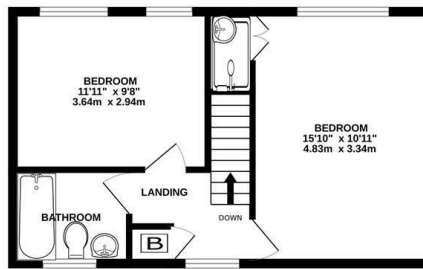
The enclosed south west facing rear garden comprises of a paved patio area and a lawned garden with mature planted borders.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

RICS



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 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

wilkins-varidy.co.uk