



10 White Road,
Staveley, S43 3UF

OFFERS IN THE REGION OF

£194,950

W
WILKINS VARDY

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EXTENDED 3 BED SEMI - REAR CONSERVATORY - DETACHED GARAGE - NO CHAIN

Occupying a cul-de-sac position is this three bedroomed semi detached house which has been extended to both the front and rear. Requiring some cosmetic upgrading/refurbishment, the property offers 1180 sq.ft. of living space to make your own - the possibilities are endless. From the entrance hall, you are greeted by a most generous dual aspect reception room. There is also a galley style kitchen and rear conservatory, together with three good sized bedrooms and a family bathroom. The property also boasts a detached single garage and mature gardens.

The property is situated close to the various shops and amenities in Staveley and ideally placed for routes towards the M1 Motorway and Chesterfield Town Centre.

- Extended Semi Detached House requiring some Cosmetic Upgrading/Refurbishment
- Galley Style Kitchen
- Three Good Sized Bedrooms
- NO CHAIN
- Mature Gardens
- Generous Dual Aspect Reception Room
- Brick/uPVC Double Glazed Conservatory
- Family Bathroom
- Detached Garage & Driveway Parking
- EPC Rating: D

General

Gas central heating (Potterton Suprema Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 109.6 sq.m./1180 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor

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

Entrance Porch

Fitted with laminate flooring. A further door opens into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Lounge/Diner

31'8 x 14'0 (9.65m x 4.27m)
A most generous dual aspect reception room having a feature marble fireplace with an inset living flame coal effect gas fire.

Galley Style Kitchen

17'8 x 6'5 (5.38m x 1.96m)
A dual aspect room, fitted with a range of beech effect wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is also space for an under counter fridge and a freestanding cooker with splashback and fitted extractor canopy over.
Built-in under stair storage cupboard housing the gas/electric meters.
Vinyl flooring.
A uPVC double glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

14'4 x 13'2 (4.37m x 4.01m)
A good sized conservatory having uPVC double glazed French doors which open onto the rear garden.

On the First Floor

Landing

With loft access hatch having a pull down ladder to a part boarded roof space with lighting.
Built-in airing cupboard housing a hot water cylinder.

Bedroom One

17'8 x 10'4 (5.38m x 3.15m)
A spacious rear facing double bedroom.

Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)
A front facing double bedroom.

Bedroom Three

11'3 x 6'7 (3.43m x 2.01m)
A good sized front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with an electric shower over, semi recessed wash hand basin with storage below and the side, and a low flush WC.
Built-in storage cupboard.
Vinyl flooring.

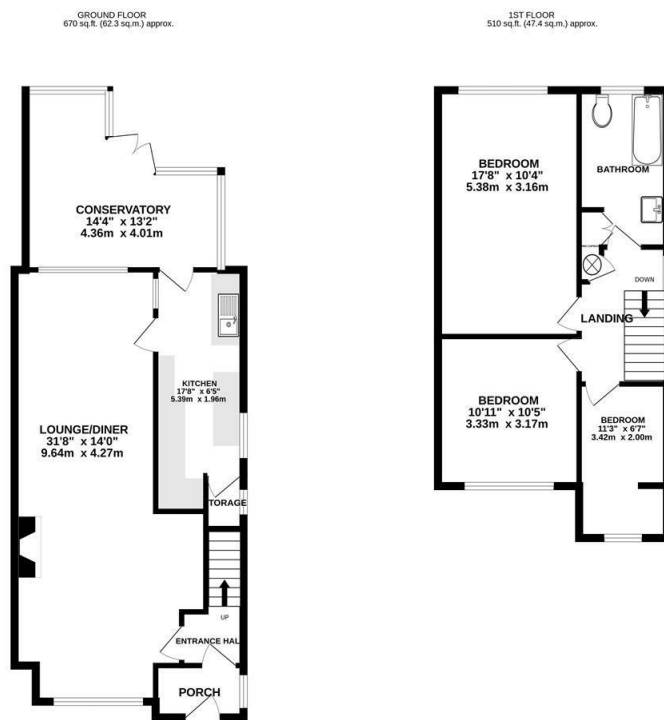
Outside

To the front of the property there is walled garden filled with plants and shrubs.


A concrete driveway provides off street parking and continues down the side of the property to a Detached Single Brick Built Garage having an 'up and over' door.

The rear garden is filled with plants and shrubs.





TOTAL FLOOR AREA: 1180 sq ft (109.6 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 misstatement. 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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Netherthorpe School/Springwell Community College (shared) 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 Consultant.



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