



14 Wharf Lane,
Chesterfield, S41 7NE

£200,000

W
WILKINS VARDY

£200,000

SUPERB FAMILY HOME - EDGE OF TOWN CENTRE LOCATION - THREE BATHROOMS - NO CHAIN

Ready to Move Into - This Victorian terraced property located on the outskirts of the Town Centre offers 1494 sq.ft. of stylish accommodation which includes two generous reception rooms, a large galley kitchen, three good sized bedrooms, three bathrooms and a useful cellar providing plenty of storage, together with low maintenance gardens, making this an ideal home.

Offered for sale with no upward chain, the property is just a short distance from Chesterfield College and the Train Station, and is ideally placed for routes towards Dronfield, Sheffield and towards the M1 Motorway.

- Substantial Victorian Family Home
- Convenient Edge of Town Centre Location
- Generous Lounge & Separate Dining Room
- Large Galley Kitchen
- Ground Floor Shower Room
- Three Good Sized Double Bedrooms
- En-Suite to Master Bedroom & Family Bathroom
- Low Maintenance Front and Rear Gardens
- NO CHAIN
- EPC Rating: D

General

Gas Central Heating

uPVC Double Glazed Windows and Doors

Gross Internal Floor Area 138.8 sq.m./1494 sq.ft. (including Cellar)

Council Tax Band – A

Tenure - Freehold

Secondary School Catchment Area – Whittington Green School

On the Ground Floor

A composite front entrance door opens to an ...

Entrance Hall

Fitted with vinyl flooring and having a staircase rising to the First Floor accommodation.

Lounge

14'0 x 12'2 (4.27m x 3.71m)

A good sized reception room overlooking the front of the property.

Dining Room

14'0 x 12'8 (4.27m x 3.86m)

A good sized rear facing reception room having a feature wall with seating to one of the alcoves and having an exposed brick fireplace with flagstone hearth.

Laminate flooring.

A door gives access to the cellar steps.

Cellar

14'0 x 10'3 & 14'0 x 4'2 (4.27m x 3.12m & 4.27m x 1.27m)

A useful storage area having light and power

Kitchen

26'2 x 6'2 (7.98m x 1.88m)

Being part tiled and fitted with a range of cream hi-gloss wall, base and drawer units with under unit lighting and complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink unit with mixer tap.

Integrated appliances to include an electric double oven and 5-ring gas hob with glass splashback and extractor canopy over.

Space and plumbing is provided for an automatic washing machine, and there is space for an American style fridge/freezer.

Vinyl flooring and downlighting.

Shower Room

Having a 3-piece suite comprising of a walk in shower enclosure with electric shower and waterproof boarded splashbacks, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

On the First Floor

Split Landing

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a 'P' shaped bath with glass shower screen and power shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring

Bedroom One

13'11 x 12'11 (4.24m x 3.94m)

A good sized double room overlooking the rear of the property. A door gives access into an ...

En-Suite Shower Room

Having a walk in shower cubicle with electric shower and waterproof boarding splashbacks, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

Bedroom Two

14'1 x 11'0 (4.29m x 3.35m)

A good sized double bedroom overlooking the front of the property.

Bedroom Three

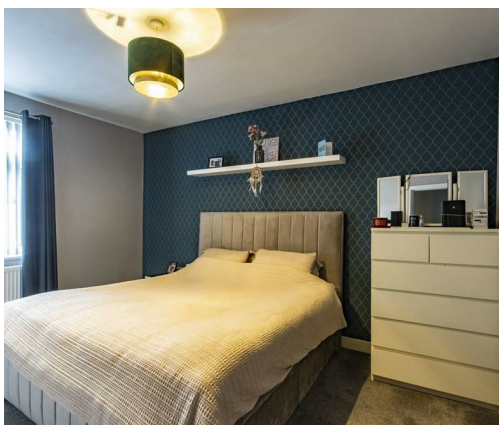
12'4 x 8'5 (3.76m x 2.57m)

A double bedroom overlooking the front of the property

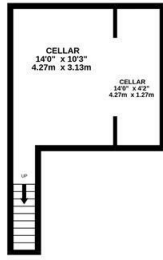
Outside

To the front of the property there is a low maintenance front garden with a gravelled area and Indian Stone path.

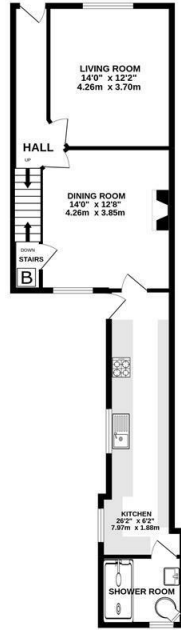
A gate opens to a side gennel which leads to the enclosed rear courtyard.



CELLAR
237 sq ft. (22.0 sq m.) approx.



GROUND FLOOR
652 sq ft. (60.6 sq m.) approx.



1ST FLOOR
608 sq ft. (56.3 sq m.) approx.



TOTAL FLOOR AREA: 1494 sq ft. (138.9 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 Memphis 12/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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 units, 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

School Catchment Areas

Whilst the property is understood to be in the Whittington Green 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-varDY.co.uk