



123 Middlecroft Road South,  
Staveley, S43 3NF

OFFERS IN THE REGION OF

£150,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £150,000

AFFORDABLE THREE BED SEMI - TWO RECEPTION ROOMS - PLENTY OF STORAGE - OFF STREET PARKING

This three bedroomed semi detached house offers 930 sq.ft. of well proportioned accommodation, which includes two good sized reception rooms, the living room having French doors which open onto the rear garden. There is also a kitchen with access to two useful store rooms, three bedrooms and a fully tiled wet room. Outside, the property benefits from parking space for two vehicles

Middlecroft Road South is situated close to all the local amenities offered in Staveley, and just a short distance from Poolsbrook Country Park. The property is also well placed for accessing commuter links towards Chesterfield, Eckington and the M1 Motorway.

Whether you're looking to settle down or invest in a property with great potential, this semi detached house offers a wonderful opportunity to create lasting memories.

- Well Proportioned Semi Detached House
- Two Good Sized Reception Rooms
- Kitchen with Two Useful Stores off
- Off Street Parking & Gardens to the Front and Rear
- Three Bedrooms
- Fully Tiled Wet Room
- EPC Rating: TBC

## General

Gas central heating (Ideal Classic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 86.4 sq.m./930 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

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

## Entrance Hall

Having a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Dining Room

12'6 x 9'1 (3.81m x 2.77m)  
A good sized front facing reception room. Sliding double doors give access to the ..

## Living Room

13'5 x 12'6 (4.09m x 3.81m)  
A spacious reception room, fitted with laminate flooring and having a feature ornamental fireplace.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## Kitchen

9'5 x 7'3 (2.87m x 2.21m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel circular sink with mixer tap.  
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a freestanding cooker.  
A uPVC double glazed door opens to a ...

## Store Room

A useful store room having light and power. A further door opens to ...

## Store Room No. 2

A second useful store room having light and power.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Bedroom One

11'8 x 11'4 (3.56m x 3.45m)  
A good sized rear facing double bedroom having built-in wardrobes with sliding mirror doors.

## Bedroom Two

11'1 x 11'1 (3.38m x 3.38m)  
A good sized front facing double bedroom having built-in wardrobes with sliding mirror doors.

## Bedroom Three

8'9 x 8'1 (2.67m x 2.46m)  
A front facing single bedroom.

## Wet Room

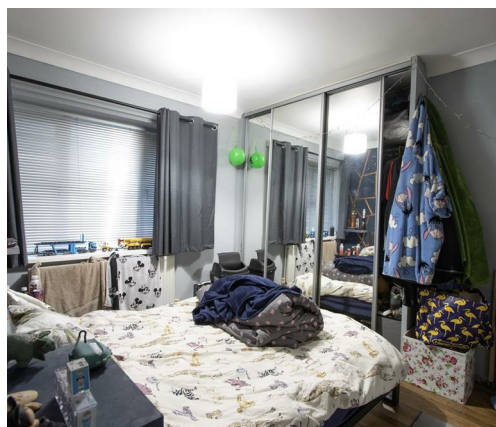
Being fully tiled and having a shower area with half height folding shower doors and mixer shower, pedestal wash hand basin and a low flush WC.  
Waterproof vinyl flooring.

## Outside

To the front of the property there is a lawned garden, alongside a tarmac driveway providing off street parking for two cars. There is also a covered bin storage area.

To the rear of the property there is an enclosed east facing garden which comprises of a paved patio covered in artificial turf. There is a lawned garden with a paved path which leads up to a deck area, again covered in artificial turf. There are also two garden sheds.





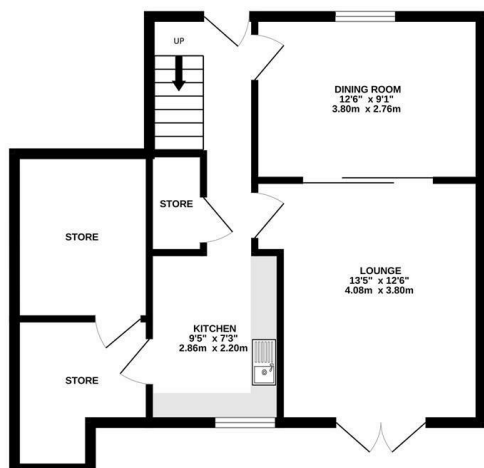
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

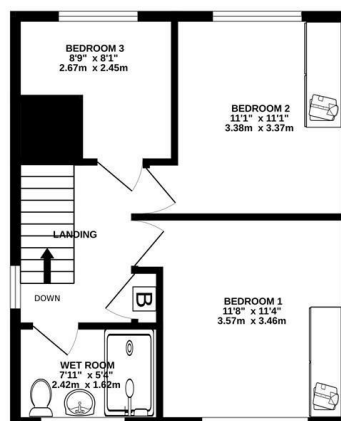
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.




1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>71</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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, 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 Springwell Community College 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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