



35 Lowgates,
Staveley, S43 3TX

OFFERS IN THE REGION OF

£70,000

W
WILKINS VARDY

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£70,000

AFFORDABLE HOME WITH POTENTIAL - TWO BED MID TERRACE HOUSE - TWO RECEPTION ROOMS - GOOD SIZED REAR GARDEN

Offered for sale with no chain is this two double bedroomed mid terraced house which requires a full scheme of refurbishment/modernisation to create a lovely home. With two good sized reception rooms, a useful cellar, kitchen and bathroom, this is a great value property for someone to make their own.

The property is situated within a short distance of the various amenities in Staveley and ideally placed for routes towards the M1 Motorway, Eckington and Chesterfield Town Centre.

- Refurbishment Opportunity
- Two Good Sized Reception Rooms
- Kitchen
- Bathroom/WC
- NO CHAIN
- Mid Terraced House
- Useful Cellar
- Two Double Bedrooms
- Good Sized Enclosed Rear Garden
- EPC Rating: G

General

No central heating
Wooden framed single glazed windows and doors
Gross internal floor area - 84.9 sq.m./914 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor

A wooden framed single glazed front entrance door opens into a ...

Living Room

13'1 x 12'0 (3.99m x 3.66m)
A good sized front facing reception room.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'9 x 13'1 (4.19m x 3.99m)
A good sized rear facing reception room, having a door which opens to a cellar head which has steps leading down into the cellar.

Kitchen

9'10 x 6'11 (3.00m x 2.11m)
Being fully tiled and fitted with a basic range of wall and base units with work surfaces over.
Double drainer stainless steel sink.
Space is provided for a cooker.
Vinyl flooring.
A wooden framed and single glazed door gives access to the rear of the property.

On the First Floor

Bedroom One

16'9 x 13'9 (5.11m x 4.19m)
A spacious rear facing double bedroom having a built-in storage cupboard.
A door gives access into the ...

Bathroom

Being part tiled and fitted with a cast iron bath, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the hot water cylinder.
Vinyl flooring.

Bedroom Two

13'1 x 12'0 (3.99m x 3.66m)
A good sized front facing double bedroom, having a built-in cupboard and a built-in over stair store cupboard which also houses the loft access hatch.

Outside

There is a walled forecourt garden.

A shared side gennel gives access to the rear of the property where there is a good sized enclosed garden.

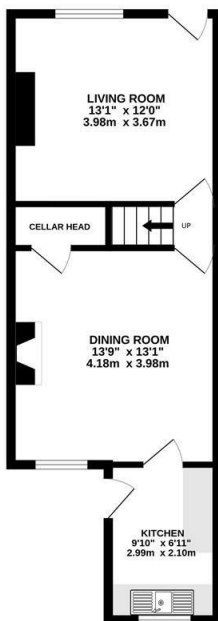


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

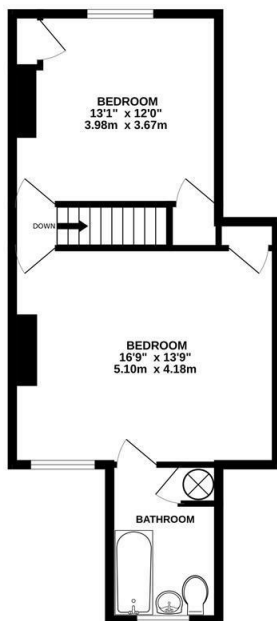
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
429 sq ft. (39.8 sq.m.) approx.



1ST FLOOR
486 sq ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq ft. (84.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measured areas, 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 a guide 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 floorplan 12/2025

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 (CO₂) 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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RICS

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agent
network

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.



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

wilkins-varidy.co.uk