114 Langer Lane,
Chesterfield, S40 2JJ

OFFERS IN THE REGION OF

£300,000

WILKINS VARDY

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BAY FRONTED DETACHED FAMILY HOME - TWO RECEPTION ROOMS - REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT - NO CHAIN - LOVELY FIRST FLOOR REAR VIEWS

Offered for sale with no upward chain is this delightful bay fronted detached house, offering 931 sq.ft. of accommodation which requires some cosmetic upgrading/refurbishment to create a lovely family home. The property features two good sized reception rooms and a kitchen, together with three comfortable bedrooms and a family bathroom. Outside, there is off street parking and mature gardens to the front and rear, the rear garden being south facing.

The property is located in this popular residential neighbourhood, just a short distance from local shops and parks and ideally placed for routes into Clay Cross, the Town Centre and towards Sheffield and the M1Motorway.

- Bay Fronted Detached Family Home
- Two Good Sized Reception Rooms
- Requiring a Scheme of Cosmetic Upgrading/Refurbishment
- Kitchen with bay window overlooking the Rear Garden
- Three Bedrooms
- Bathroom/WC
- Driveway Parking & Mature Gardens to the Front and Rear, the rear being South Facing
- Useful Cellar
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Electric heating (There is a gas supply to the property which is turned off)
Electric water heater located in the attic
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 86.4 sq.m./931 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A timber framed front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Sitting/Dining Room

12'1 x 10'10 (3.68m x 3.30m)
A good sized bay fronted reception room. Folding double doors open to give access into the ...

Living Room

14'9 x 12'1 (4.50m x 3.68m)
A second good sized reception room having a feature fireplace with an electric fire.

Kitchen

11'2 x 7'1 (3.40m x 2.16m)
Being part tiled and fitted with a basic range of wall and base units with work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker.
Built-in pantry with a timber framed single glazed window.
Bay window overlooking the rear garden.
A uPVC double glazed door gives access onto the side and to the rear of the property.

On the First Floor

Landing

Bedroom One

12'11 x 12'1 (3.94m x 3.68m)
A good sized rear facing double bedroom.

Bedroom Two

12'1 x 10'9 (3.68m x 3.28m)
A good sized front facing double bedroom.

Bedroom Three

7'1 x 6'11 (2.16m x 2.11m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a burgundy 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

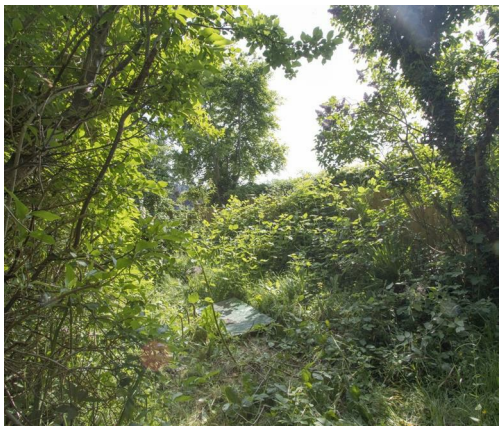
Outside

To the front of the property there is a lawned garden with hedged boundaries, alongside a block paved driveway providing off street parking for two/three cars.

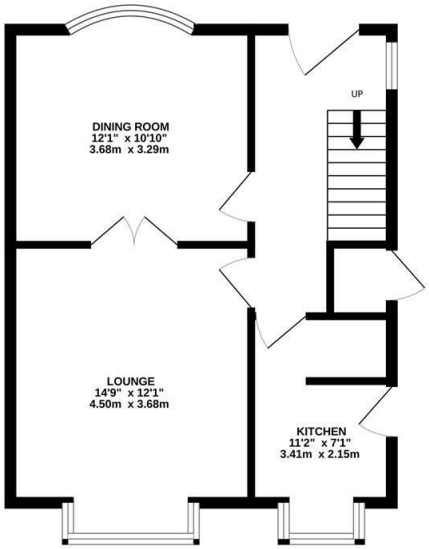
A wooden gate gives access down the side of the property where there is a door to a useful integral store.

Two sets of steps lead down to the mature south facing rear garden which comprises of a lawn with well stocked borders of plants and shrubs, together with two garden ponds, and a further garden area which requires attention.

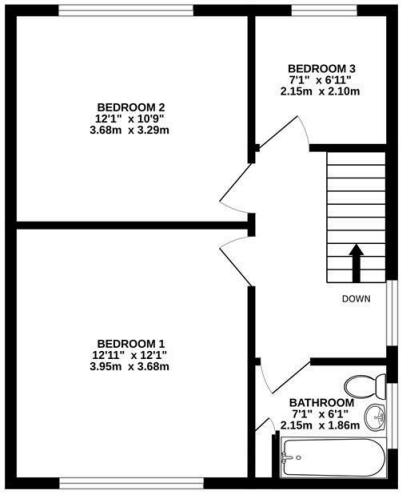
A path gives access to a door located beneath the property which gives access to a cellar which runs the full length of the property.

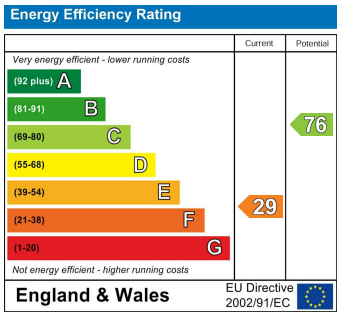


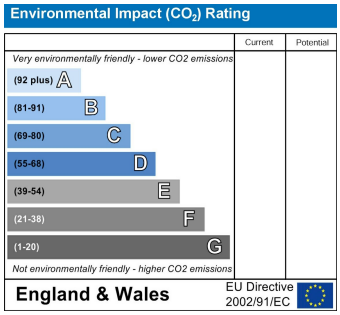
GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.







TOTAL FLOOR AREA : 931 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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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 electric heating system, electric 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.

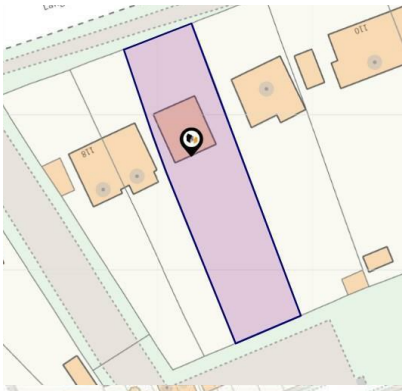
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Parkside Community 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 Consultant.



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