



129 Walgrove Road,
Chesterfield, S40 2DP

OFFERS IN THE REGION OF

£169,950

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WILKINS VARDY

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TWO BED END TERRACE - MODERN BREAKFAST KITCHEN - OFF STREET PARKING

This two bedroomed end terrace house offers 736 sq.ft. of well appointed accommodation, which includes a good sized living room and modern breakfast kitchen with integrated appliances. The property also benefits from a utility room with cloaks/WC off, and a bathroom. Outside, there is a driveway providing parking for one vehicle, and a low maintenance enclosed rear garden, making this an ideal home for small families, couples or individuals seeking a cosy retreat.

Walgrove Road is a convenient address, just a short distance from the various bars, shops and restaurants on Chatsworth Road and ideally positioned for access onto Somersall Park and Queen's Park. The property is also readily accessible for transport links into the Town Centre and towards the M1 Motorway, as well as the Peak District.

- Well Proportioned End Terrace House
- Good Sized Living Room
- Modern Breakfast Kitchen with Integrated Appliances
- Utility Room with Cloaks/WC off
- Two Good Sized Bedrooms
- Bathroom/WC
- Driveway Parking & Enclosed Low Maintenance Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Main Eco Lite Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 68.3 sq.m./736 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Living Room

12'10 x 12'4 (3.91m x 3.76m)
A good sized front facing reception room having a chimney breast alcove suitable for an electric fire or display purposes.

Centre Lobby

Having a built-in under stair store cupboard.

Breakfast Kitchen

12'9 x 12'3 (3.89m x 3.73m)
Fitted with a range of wall, drawer and base units with complementary solid wood work surfaces, including an island unit/breakfast bar.
Inset single drainer sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, slimline dishwasher, electric double oven with microwave, and induction hob with glass splashback and angled extractor over.
Vinyl flooring.
A door gives access to a staircase which rises to the First Floor accommodation, and a further door gives access to a ...

Utility Room

6'8 x 5'10 (2.03m x 1.78m)
Having a single base unit with solid wood work surface and upstand.
Space and plumbing is provided for a washing machine.
Vinyl flooring.
A door gives access to a cloaks/WC, and a uPVC double glazed door gives access to the rear of the property.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a low flush WC and wash hand basin with tiled splashback and storage below.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

12'11 x 12'3 (3.94m x 3.73m)
A good sized front facing double bedroom fitted with laminate flooring.

Bedroom Two

13'0 x 7'4 (3.96m x 2.24m)
A rear facing bedroom with loft access hatch.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Built-in cupboard housing the gas boiler.
Vinyl flooring.

Outside

A concrete drive to the front of the property provides off street parking.

A path leads down the side of the property to the enclosed low maintenance rear garden which comprises of a paved patio with raised side border, and a garden shed with outside power.

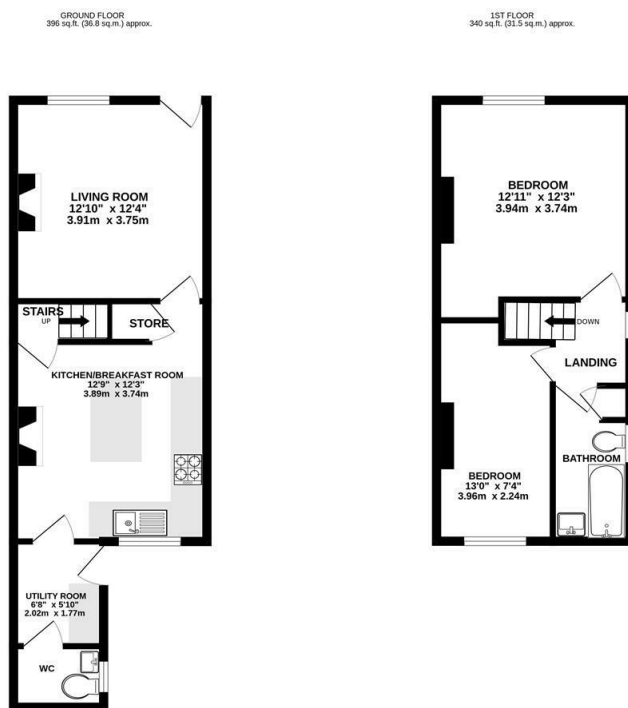


aprift
Know any property instantly

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 'BROCHUR



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 guidance 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 Hectagon 12/05

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RICS

Relocation
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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, 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.

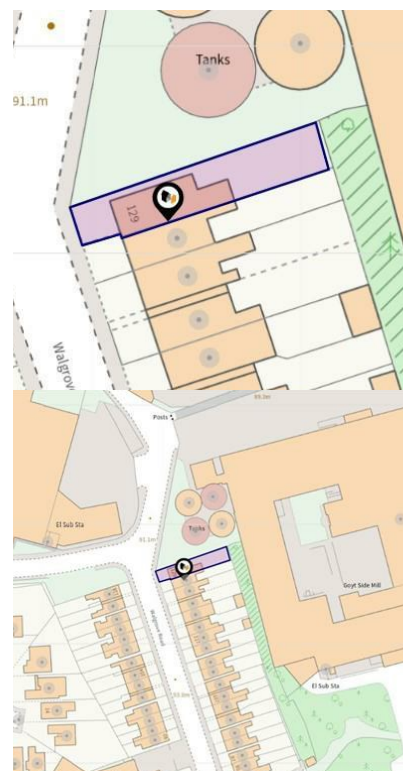
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.


SCHOOL CATCHMENT AREAS


Whilst the property is understood to be in the 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 Consultants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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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