



8 Elton Street,
Chesterfield S40 2LA

£99,950

W
WILKINS VARDY

£99,950

AFFORDABLE FIRST TIME BUYER/INVESTMENT PROPERTY - REQUIRES SOME COSMETIC UPGRADING - LOCATED ON THE EDGE OF THE TOWN CENTRE

Offered for sale with no chain, is this two double bedroomed mid terraced house which offers 606 sq.ft. of well proportioned accommodation, which would benefit from some cosmetic upgrading to create a lovely home. The property also benefits from a good sized living room, kitchen with integrated cooking appliances and a ground floor bathroom. Outside, there is a rear courtyard.

Located on the edge of the Town Centre, the property is well placed for local shops and amenities and for access to Queen's Park, as well as being readily accessible for commuter links towards Dronfield,, Sheffield and the M1 Motorway.

- MID TERRACE HOUSE ON OUTSKIRTS OF TOWN CENTRE
- GOOD SIZED LIVING ROOM
- GROUND FLOOR BATHROOM
- REAR COURTYARD
- EPC RATING: D
- REQUIRING SOME COSMETIC UPGRADING
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- NO UPWARD CHAIN

General

Gas central heating (Imini C24I Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 56.3 sq.m./606 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

12'6 x 11'11 (3.81m x 3.63m)

A good sized front facing reception room, fitted with laminate flooring and having a wall mounted electric fire.

Built-in storage.

Kitchen

10'7 x 9'3 (3.23m x 2.82m)

Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Laminate flooring.

A door gives access to a built-in under stair store cupboard, and a further door opens to a staircase which rises to the First Floor accommodation.

An opening leads through into the ...

Rear Entrance Hall

Having a uPVC double glazed door giving access onto the rear of the property.

A further door opens to a ...

Bathroom

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

Tiled floor.

On the First Floor

Bedroom One

12'7 x 11'10 (3.84m x 3.61m)

A good sized front facing double bedroom.

Bedroom Two

10'7 x 9'5 (3.23m x 2.87m)

A good sized rear facing double bedroom, having a built-in over stair airing cupboard housing the Imini C24 gas boiler.

Outside

On street parking is available in the area.

To the rear there is a small courtyard.



aprift
Know any property instantly

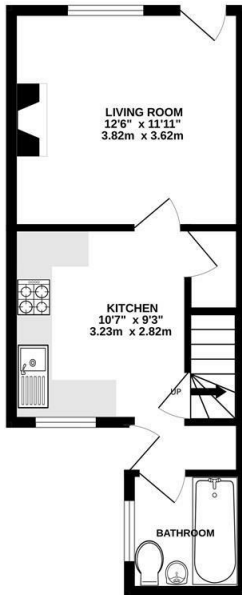
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

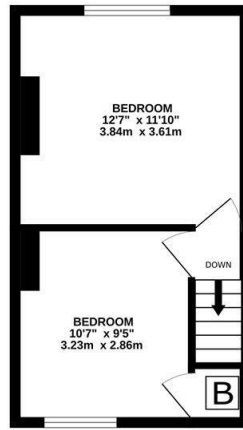
BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, 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 for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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, electric fire, kitchen appliances, 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.

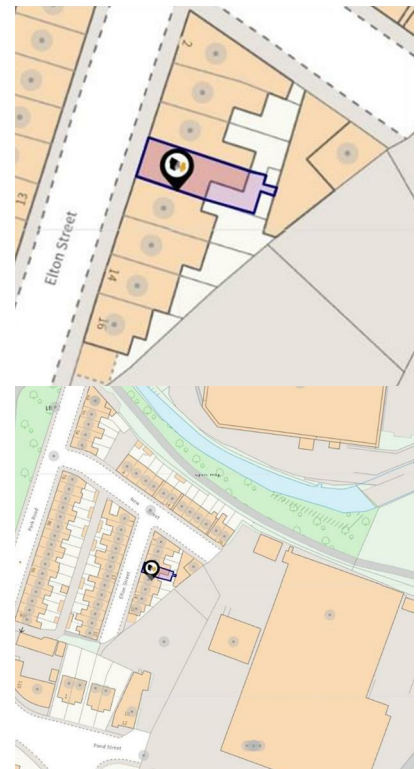
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

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	59	71
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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