



9 Ralph Road,
Staveley, S43 3PY

OFFERS IN THE REGION OF

£150,000

W
WILKINS VARDY

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£150,000

WELL APPOINTED VICTORIAN TERRACE - MODERN OPEN PLAN KITCHEN/DINER - LOW MAINTENANCE GARDENS

This delightful Victorian terraced house offers 1078 sq.ft. of well appointed accommodation which includes a bay fronted reception room with multi-fuel stove and a modern kitchen/diner. With two double bedrooms, there's plenty of space for a small family or guests to stay over. The property also features a well maintained bathroom, and a useful attic room.

Located in Staveley, Chesterfield, you'll have access to a range of amenities, including shops, schools, and parks, making it a convenient and desirable place to live. Don't miss out on the chance to own this lovely property - book a viewing today and envision the possibilities that await you at Ralph Road!

- Well Appointed Mid Terrace House
- Modern Open Plan Kitchen/Diner
- Family Bathroom
- Low Maintenance Gardens
- EPC Rating: E
- Good Sized Bay Fronted Living Room with Multi-Fuel Stove
- Two Good Sized Double Bedrooms
- Useful Attic Room, currently used as an Occasional Bedroom
- Close to Local Schools and Amenities in Staveley

General

Gas central heating (Baxi Platinum Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 100.1 sq.m./1078 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor

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

Living Room

13'7 x 12'1 (4.14m x 3.68m)

A good sized bay fronted reception room, spanning the full width of the property and fitted with laminate flooring.

This room also has a feature fireplace with a multi-fuel stove sat on a hearth.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

22'10 x 11'11 (6.96m x 3.63m)

Fitted with a range of cream wall, drawer and base units with under unit lighting and complementary solid wood work surfaces over, including a breakfast bar.

Ceramic sink with mixer tap.

Space is provided for a range cooker having a stainless steel splashback and extractor canopy over.

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

Built-in under stair store cupboard.

Vinyl flooring with under floor heating, and downlighting.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With staircase rising up to the Attic Bedroom.

Bedroom One

13'9 x 11'11 (4.19m x 3.63m)

A good sized front facing double bedroom, spanning the full width of the property and fitted with laminate flooring and having downlighting.

Built-in over stair store cupboard.

Bedroom Two

13'1 x 10'6 (3.99m x 3.20m)

A good sized rear facing double bedroom fitted with laminate flooring and having downlighting.

Family Bathroom

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

Tiled floor.

On the Second Floor

Attic Room

17'3 x 13'2 (5.26m x 4.01m)

A good sized attic room (with some restricted head height), having two Velux windows.

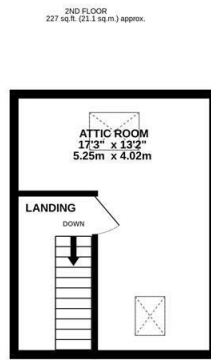
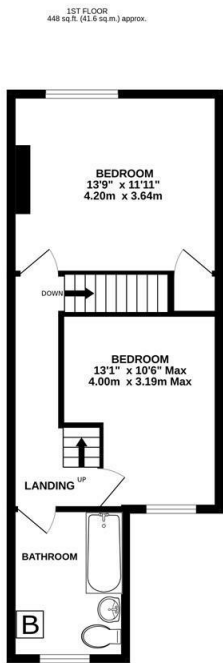
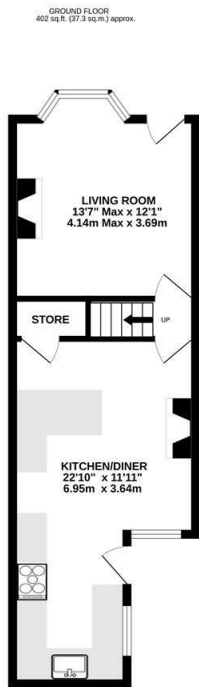
Laminate flooring and downlighting.

Outside

There is an enclosed forecourt garden. On street parking is available in the area.

A shared gennel gives access to the rear of the property, where there is a yard area with brick built outhouse and a coal bunker. Beyond here, a gate gives access to an enclosed low maintenance garden which comprises a decked seating area, part of which is covered, together with a block paved patio with wood store.





TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, multi-fuel stove, 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 Netherthorpe School/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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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	



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

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