



28 Emes Road,  
Wingerworth, S42 6GS

£88,000

W  
WILKINS VARDY

# £88,000

40% SHARED OWNERSHIP - MDOERN THREE BED TERRACE - ENCLOSED REAR GARDEN

Occupying a cul-de-sac position, this delightful terraced house on Ernes Road offers a perfect blend of comfort and convenience. Spanning an inviting 731 square feet, the property features three well proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. Boasting a good sized living room and modern kitchen/diner with French doors opening onto the rear garden, as well as a cloaks/WC and family bathroom. Two car standing spaces are also provided.

The location of this home is particularly appealing, as Wingerworth is known for its friendly community atmosphere and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a wonderful place to settle down.

Sold on a 40% shared ownership basis, with EMH Homes retaining a 60% share (and therefore receiving a monthly rent) this is an affordable way of getting on the property ladder.

- WELL APPOINTED MID TERRACED HOUSE BUILT IN 2021
- GOOD SIZED LIVING ROOM
- CLOAKS/WC & FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- CUL-DE-SAC POSITION
- 40% SHARED OWNERSHIP
- MODERN KITCHEN/DINER
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- EPC RATING: B

## Shared Ownership - How does it work?

Applicants will have to apply to Help To Buy Midlands for affordability and approval of eligibility for the shared ownership scheme.

Our figure is based on the Full Market Value of the Property being £220,000. A rent will be chargeable on the share being retained by East Midlands Housing.

We believe the monthly rent to be £292.94, there will also be a service charge understood to be £8.33 per calendar month. These charges will be in addition to any mortgage costs on the purchased share.

Once you have lived in the property for 12 months you can purchase additional shares if you want to; this is called 'staircasing'. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!

There may be a possibility of buying the property on a different share basis, although this would need consent from East Midlands Housing.

## Qualifying Criteria

Any interested parties will need to have confirmation that they qualify for the scheme, by visiting <https://www.helptobuyagent2.org.uk/login>

You should also ensure that you are able to get a mortgage for the desired amount. Wilkins Vardy have an independent Financial Adviser who can help. Just ask for details.

## General

Gas central heating (Ideal Logic Combi Boiler)

uPVC double glazed windows and doors (unless otherwise stated)

Remaining term of 10 Year New Build Warranty

Gross internal floor area - 67.9 sq.m./731 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Tupton Hall School

Tenure - Leasehold - 125 Years from 2021

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

With a door opening into the living room and a further door opening to a ...

## Cloaks/WC

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

Chrome heated towel rail.

Vinyl flooring.

## Living Room

14'0 x 11'5 (4.27m x 3.48m)

A good sized front facing reception room.

## Inner Hall

With staircase rising to the First Floor accommodation.

## Kitchen/Diner

14'11 x 10'9 (4.55m x 3.28m)

Spanning the full width of the property and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.

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

A door gives access to a useful built-in storage cupboard.

Vinyl flooring.

uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

### Landing

#### Bedroom One

15'0 x 11'0 (4.57m x 3.35m)

A good sized rear facing double bedroom, spanning the full width of the property and having a range of fitted wardrobes.

#### Bedroom Two

10'0 x 7'5 (3.05m x 2.26m)

A front facing double bedroom.

#### Bedroom Three

7'3 x 6'11 (2.21m x 2.11m)

A front facing single bedroom.

## Bathroom

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

Chrome heated towel rail.

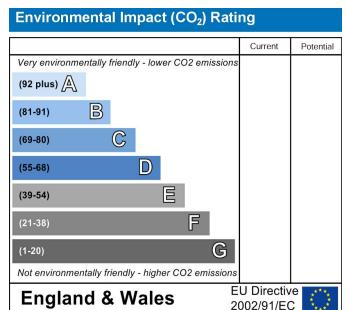
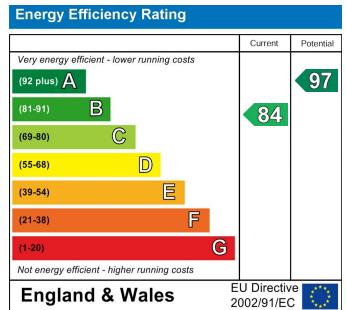
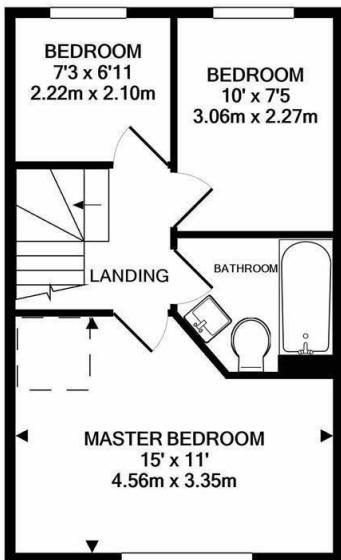
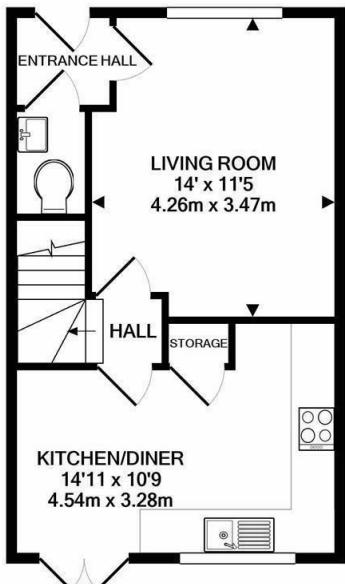
Vinyl flooring.

## Outside

To the front of the property there is a tarmac driveway providing off street parking for two cars.

A path to the side of No. 26 leads to a gate which opens to the enclosed rear garden which is laid to lawn and has a paved path with pebbled border.





GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, kitchen appliances, 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.

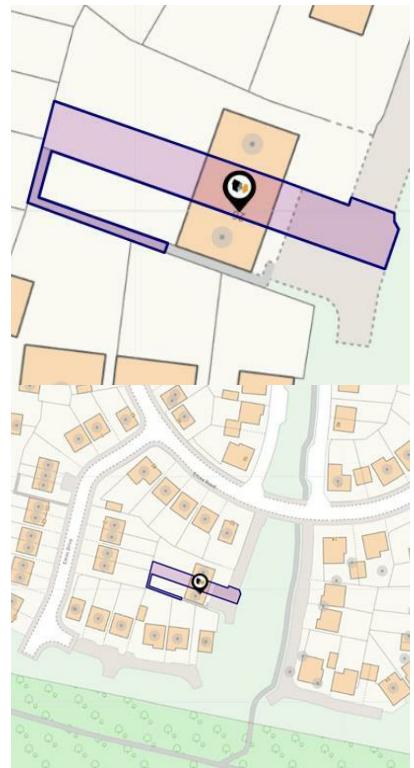
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Tupton Hall 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.



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