



Ward Street, New Tupton, Chesterfield, S42 6XP

£139,950

Freehold



acquire
sales & lettings



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Acquire Sales and Lettings present this delightful, semi detached stone cottage in the quiet village of Tupton. It has been recently refurbished, making it the perfect home to move straight into. The property briefly comprises entrance into living room, leading to kitchen/diner which offers access to stairs with large cupboard underneath. To the first floor are two well sized bedrooms, bathroom and access to loft. Externally, there are gardens to the front and rear. The property is brought to the market with no upward chain and benefits from upvc double glazed windows and gas central heating.



LIVING ROOM

10' 11" x 13' 11" (3.343m x 4.250m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Feature gas fireplace.

KITCHEN/DINER

11' 3" x 10' 4" (3.450m x 3.157m) Vinyl laminate to floor, gas central heated radiator and upvc double glazed window and stable style door to rear garden. Full range of wall and base units with worktops and sink with drainer, integrated electric cooker with gas hob and extractor fan above. Space for washing machine and additional undercounter appliance. Room for dining table.

UNDER STAIRS STORAGE

7' 11" x 2' 11" (2.428m x 0.905m) Useful and large storage space with double socket and light.

STAIRS AND LANDING

Carpet to floor, gas central heated radiator and access to two bedrooms, bathroom and loft.

BEDROOM 1

10' 9" x 13' 10" (3.298m x 4.221m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation

BEDROOM 2

11' 2" x 7' 0" (3.424m x 2.158m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation

BATHROOM

5' 0" x 6' 3" (1.547m x 1.908m) Vinyl laminate to floor, gas central heated radiator and extractor fan. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

To the front of the property is a small, lawned courtyard style garden which sets the property nicely back from the road. To the rear, is a large garden with access from kitchen/diner or side external entrance.

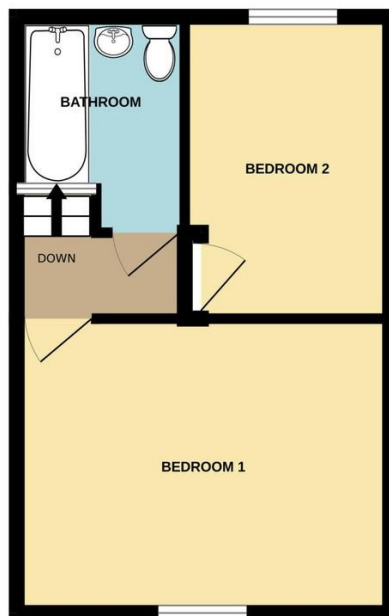
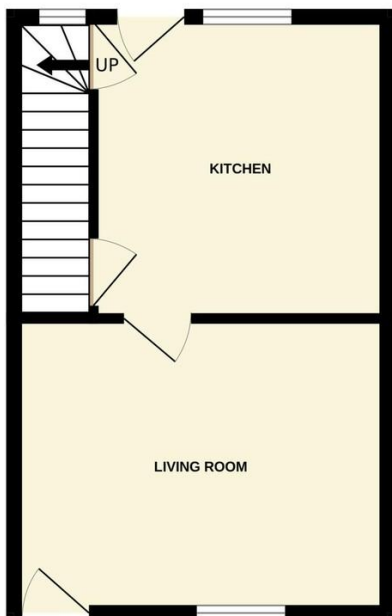
DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.