



**w**ards  
estate agents

**22 Canal Wharfe**

Stonegravels, Chesterfield, S41 7LY

**£149,950**

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OFFERED TO THE OPEN MARKET WITH NO CHAIN AND IMMEDIATE POSSESSION!! Potential Yield of 6% pa based upon a rental of £750 per month and a purchase price of £150,000

Deceptively spacious THREE BEDROOM END TERRACED HOUSE which is an ideal first time buyer, small family or investor alike! Situated in this very popular residential location which is ideally placed for local amenities, shops, bus routes, Chesterfield College, Train Station and Chesterfield Town Centre and with small playpark facility across the road.

Internally the accommodation benefits from uPVC double glazing, gas central heating and has recently been redecorated to the ground floor with new carpeting and vinyl flooring. Comprises of front entrance door to reception room, dining kitchen, ground floor bathroom with 3 piece suite, two first floor double bedrooms and second floor attic third bedroom.

Low front brick wall with front forecourt. Side pathway and garden with fenced boundary, potential for car standing space (subject to consents)

Rear enclosed garden with original stone wall and fenced boundaries. Artificial lawn area and upper stone patio, ideal for outside social and family entertaining.

### Additional Information

uPVC double glazed windows  
Gas Central Heating- Ideal Logic Combi - serviced  
Gas and Electrical Certificates  
Gross Internal Floor Area - 81.2 Sq.m/ 873.8 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment - Whittington Green School

### Reception Room

12'4" x 11'2" (3.76m x 3.40m)  
Front aspect window. Wall mounted electric fire. uPVC front door. Recently redecorated and with newly fitted carpeting

### Dining Kitchen

12'6" x 12'4" (3.81m x 3.76m)  
Comprising of a range of base and wall cupboards with work surfaces over and inset stainless steel sink unit. Space and plumbing for washing machine. Useful under stairs storage. Recently re-decorated and with new wood effect vinyl flooring.

### Inner Hall

7'0" x 2'9" (2.13m x 0.84m)  
Side uPVC door to the rear gardens. Access door to the ground floor bathroom. Recently redecorated and having newly fitted vinyl flooring.





### Ground Floor Bathroom

7'0 x 4'9 (2.13m x 1.45m)  
Comprising of a 3 piece suite which includes bath with shower above, pedestal wash hand basin and low level WC. Recently re-decorated and with newly fitted vinyl flooring.

### First Floor Landing

7'5 x 5'5 (2.26m x 1.65m)  
Staircase to the second floor

### Double Bedroom 1

12'4 x 11'3 (3.76m x 3.43m)  
Good sized main double bedroom with front aspect window.

### Double Bedroom 2

12'4 x 9'9 (3.76m x 2.97m)  
Good sized second double bedroom with rear aspect window. The Ideal Logic Combi Boiler is located here.

### Second Floor Bedroom 3

13'5 x 11'1 (4.09m x 3.38m)  
A generous double room with some height restriction. Gale end window. Radiator.

### Outside

Low front brick wall with front forecourt. Side pathway and garden with fenced boundary, potential for car standing space (subject to consents)

Rear enclosed garden with original stone wall and fenced boundaries. Artificial lawn area and upper stone patio. Ideal for outside social and family entertaining.

Rear right of way is allowed to neighbour.



### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

## Floor Plan

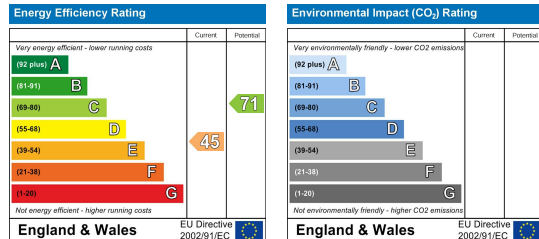


Total area: approx. 81.2 sq. metres (873.8 sq. feet)

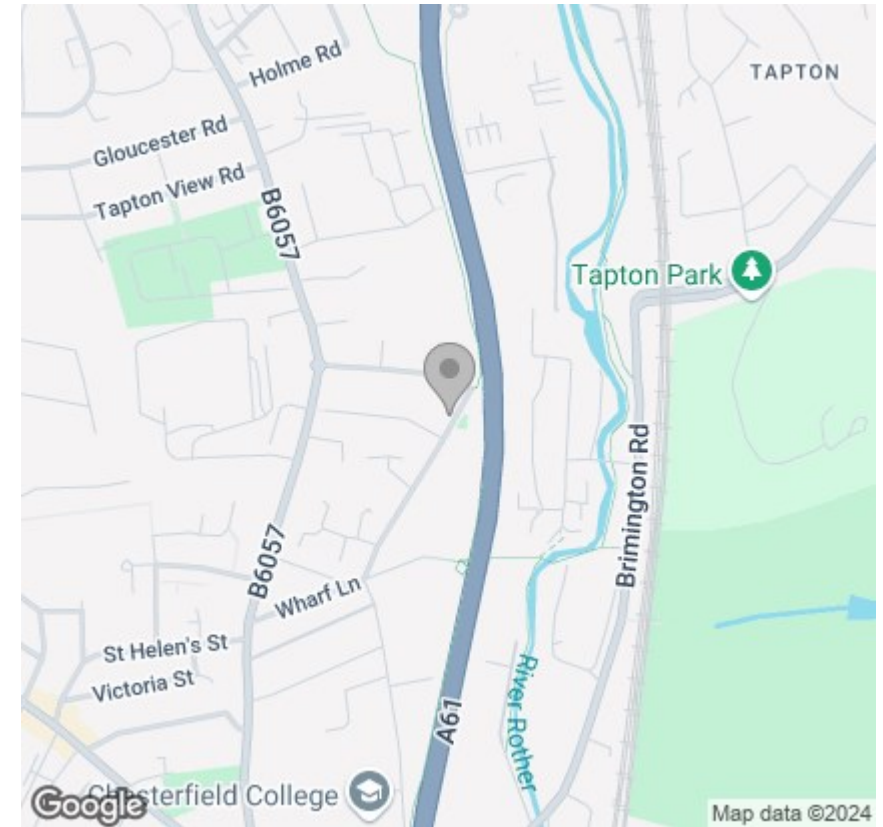
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

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