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estate agents

16 Rutland Road
, Chesterfield, S40 1LY

Guide price £160,000

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Early viewing is highly recommended of this deceptively spacious TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, situated in the town centre with immediate access to all shopping amenities, bus and train stations, Queens Park Leisure Centre, along with excellent commuter road network links and within the BROOKFIELD SCHOOL CATCHMENT!!

Suitable for first time buyers, small families and investors alike!! Impeccably presented accommodation benefits from uPVC double glazing and gas central heating with Combi boiler (2023) and comprises of front reception room, rear dining kitchen, utility room and ground floor cloakroom/WC. To the first floor principal double bedroom, second versatile double bedroom and family bathroom with 3 piece suite. Extremely useful second floor loft room, perfect for hobby use, office or home working space.

Front forecourt garden and side pathway which leads to the rear. Enclosed West facing rear garden with substantial fenced boundaries, patio and stretch of lawn with mature well established borders- Perfect for outside social entertaining! Brick store, outside lighting and water tap. Right of way over neighbours for access.





Additional Information

Gas Central Heating- Vaillant Combi Boiler (2023) with warranty & serviced
uPVC Double Glazed windows
DPC Guarantee 2016
Gross Internal Floor Area - 83.2 Sq.m / 895.7 Sq.Ft.
Annual Compost Bin Collection paid for 2024/25
Council Tax Band -A
Resident Parking Pass available upon application from CBC
Secondary School Catchment Area - Brookfield Community School

Reception Room

11'10" x 11'8" (3.61m x 3.56m)

Front composite entrance door into the spacious family living room having a front aspect window. Feature inset fireplace with granite hearth, lintel above and multi fuel burner. Quality Amtico flooring.

Kitchen/Dining Room

12'1" x 11'10" (3.68m x 3.61m)

Spacious dining kitchen comprising a range of base and wall units with complimentary work surfaces, inset stainless steel sink unit and tiled splash backs. Space for dishwasher. Belling electric oven, 6 ring gas hob and extractor fan above. Access to the cellar with lighting and power. Rear aspect window.

Utility Room

7'11" x 6'10" (2.41m x 2.08m)

Space is provided for the washer/dryer. Vaillant Combi boiler (2023) which is serviced and is under warranty.

Cloakroom/WC

5'3" x 2'7" (1.60m x 0.79m)

Half tiled walls and comprising of a low level WC and wash hand basin. Extractor fan.

First Floor Landing

12'0" x 2'8" (3.66m x 0.81m)

Front Double Bedroom One

11'10" x 11'9" (3.61m x 3.58m)

Good sized main double bedroom with front aspect window. Inset hearth. Door to inner hallway with access to bedroom 2 and bathroom.





Rear Double Bedroom Two

12'0" x 8'10" (3.66m x 2.69m)

A second double versatile bedroom with rear aspect window and Inset hearth. Could also be used for office or home working.

Family Bathroom

8'0" x 6'11" (2.44m x 2.11m)

Comprising of a sunken bath having a mains shower above and feature shower screen wall. Low level WC and wash hand basin. Chrome heated radiator.

Second Floor Loft Room

12'9" x 11'0" (3.89m x 3.35m)

An extremely versatile loft space which is currently being used for office and home working. Additional storage to the eaves.

Outside

Front forecourt garden and side pathway which leads to the rear. Enclosed West facing rear garden with substantial fenced boundaries, patio and stretch of lawn with mature well established borders- Perfect for outside social entertaining! Brick store, outside lighting and water tap. Right of way over neighbours for access.



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.

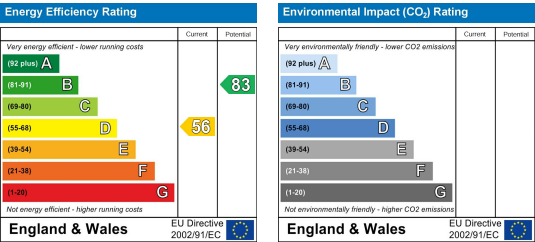
Floor Plan



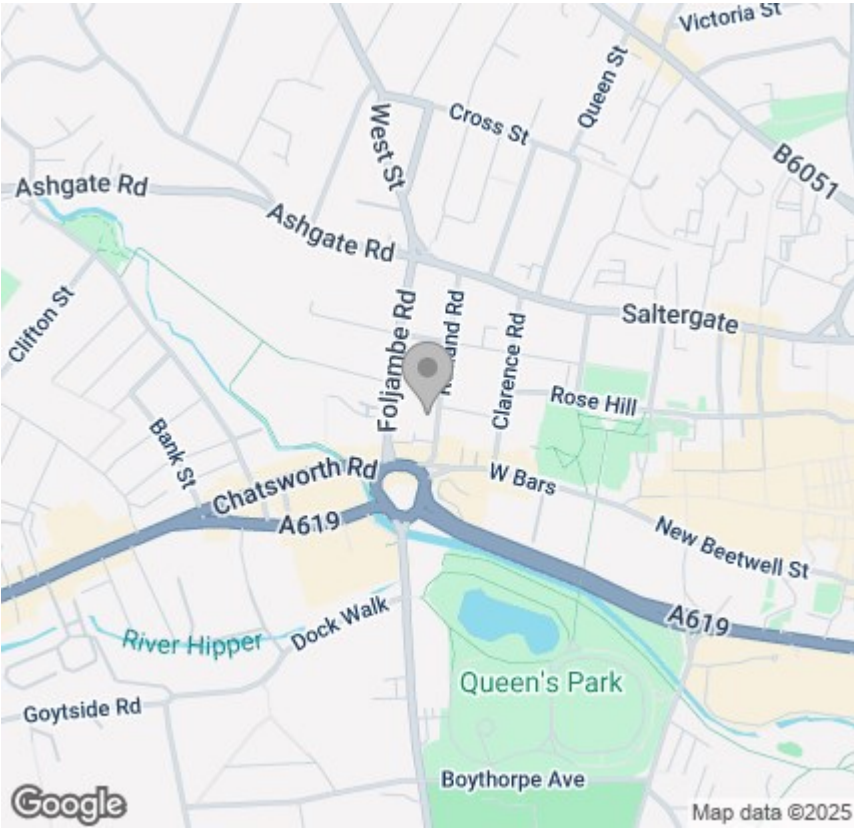
Viewing

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.

