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estate agents

47 The Square

Danesmoor, Chesterfield, S45 9BZ

Guide price £90,000

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OFFERED WITH NO CHAIN

Well maintained TWO DOUBLE BEDROOM MID TERRACE HOUSE situated in this ever popular residential area of Danesmoor. Convenient for all local amenities, shops, schools, bus routes and main commuter road links via the A61/M1 motorway.

Suitable for first time buyers, small families or Investors alike! Potential Yield of 8/9% based upon a purchase price of £95,000 and a monthly rental of £700-£725 per month.

Internally the property benefits from gas central heating with a Combi boiler(serviced) uPVC double glazing and holds both gas and electrical certificates.

Comprising of front reception room, hallway, rear dining room, kitchen and ground floor fully tiled family bathroom with 3 piece suite. To the first floor two double bedrooms. Second floor converted attic room with 2 Velux windows.

Rear low maintenance gardens with fenced boundaries and stone patio area with mature tree. Shed and outside tap.





Additional Information

Gas Central Heating- Combi boiler
uPVC Double Glazed windows.
Gas and Electrical Certificates available
Gross Internal Floor Area- 82.9 Sq.m/892.7 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area -Tupton Hall School

Reception Room

14'6" x 10'10" (4.42m x 3.30m)
with uPVC front entrance door. Consumer unit. Laminate flooring and stairs to the first floor.

Inner Hall

6'9" x 2'10" (2.06m x 0.86m)
with useful under stairs storage.

Dining Room

10'10" x 9'2" (3.30m x 2.79m)
with tiled floor. Rear aspect window.

Kitchen

7'10" x 6'9" (2.39m x 2.06m)
with a range of base and wall units having inset stainless steel sink unit and tiled splash backs. Tiled flooring. Integrated electric oven, hob and chimney extractor fan above. Space for washing machine and fridge.

Inner Lobby Area

with tiled floor and uPVC door to the rear garden.

Ground Floor Bathroom

6'9" x 5'4" (2.06m x 1.63m)
Being fully tiled and comprising of a 3 piece suite which includes a corner bath with shower spray and screen, pedestal wash hand basin, low level WC and chrome heated towel rail. Tiled floor.

First Floor Landing

5'9" x 3'3" (1.75m x 0.99m)





Front Double Bedroom One

11'6" x 10'10" (3.51m x 3.30m)

A spacious double main bedroom with front aspect window.

Rear Double Bedroom Two

10'10" x 9'1" (3.30m x 2.77m)

A second double bedroom with rear aspect window. Baxi Combi boiler which is serviced.

Inner Hallway

Door that provides access to the second floor

Second Floor Attic Room

17'6" x 10'10" (5.33m x 3.30m)

With two Velux wooden windows. Electric wall heater. Eaves storage.

Outside

Rear low maintenance gardens with fenced boundaries and stone patio area with mature tree. Shed and outside water tap. Right of way is granted over the rear to neighbour. Shared gennel gives access to the front.

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

