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estate agents

6 Pottery Lane West

Whittington Moor, Chesterfield, S41 9BN

Guide price £105,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

IDEALLY SUITED TO FIRST TIME BUYERS, SMALL FAMILIES OR INVESTORS ALIKE!!

Potential Yield of 7% per annum with an approximate rental of £595 per month and a purchase price of £105,000

Spacious TWO DOUBLE BEDROOM MID TERRACED HOUSE which is situated in a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre.

Internally the accommodation benefits from gas central heating, uPVC double glazing and includes front reception room, dining room, rear fitted kitchen. To the first floor main double bedroom with a very useful dressing room, second versatile bedroom which could also be used for office or home working and family bathroom with White 3 piece suite.

On street parking to the front. Good sized enclosed rear garden with substantially fenced boundaries, excellent stone patio which is perfect for outside social and family entertaining. Further stone gravel area.

The property comes with security cameras on the front and rear with hard drive.





Additional Information

Gas Central Heating-Combi Boiler
uPVC double glazed windows
Carpets blinds and light fittings included.
Gross Internal Floor Area - 70.3 Sq.m/ 757.1 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Whittington Green School

Reception Room

11'9" x 10'8" (3.58m x 3.25m)

Front uPVC entrance door and front aspect window. Fireplace with gas fire.

Dining Room

12'0" x 11'9" (3.66m x 3.58m)

A second good sized reception room with rear aspect window. Stairs climb to the first floor. Open access to the rear kitchen.

Kitchen

7'10" x 5'11" (2.39m x 1.80m)

Comprising of a range of base and wall units with worksurfaces over having an inset stainless steel sink unit with tiled splashbacks. Space for cooker(included) and space for washing machine. Rear uPVC door to the rear garden. Stairs lead to the cellar.

First Floor Landing

12'10" x 2'8" (3.91m x 0.81m)

Rear Double Bedroom One

11'11" x 11'6" (3.63m x 3.51m)

A good sized main bedroom with rear aspect window overlooking the rear gardens.

Dressing Room

7'10" x 6'0" (2.39m x 1.83m)

Rear aspect window.

Front Double Bedroom Two

10'8" x 9'7" (3.25m x 2.92m)

A second versatile bedroom which could also be used for office or home working space.





Family Bathroom

10'8" x 6'10" (3.25m x 2.08m)

Comprising of a 3 piece White suite which includes a bath with shower above, pedestal wash hand basin and low level WC. Rear aspect window.

Outside

Good sized enclosed rear garden with substantially fenced boundaries. Large stone patio area and further low maintenance stone gravel area. Storage shed included. On Street parking is available 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.

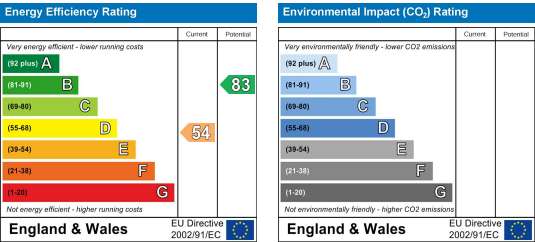
Floor Plan



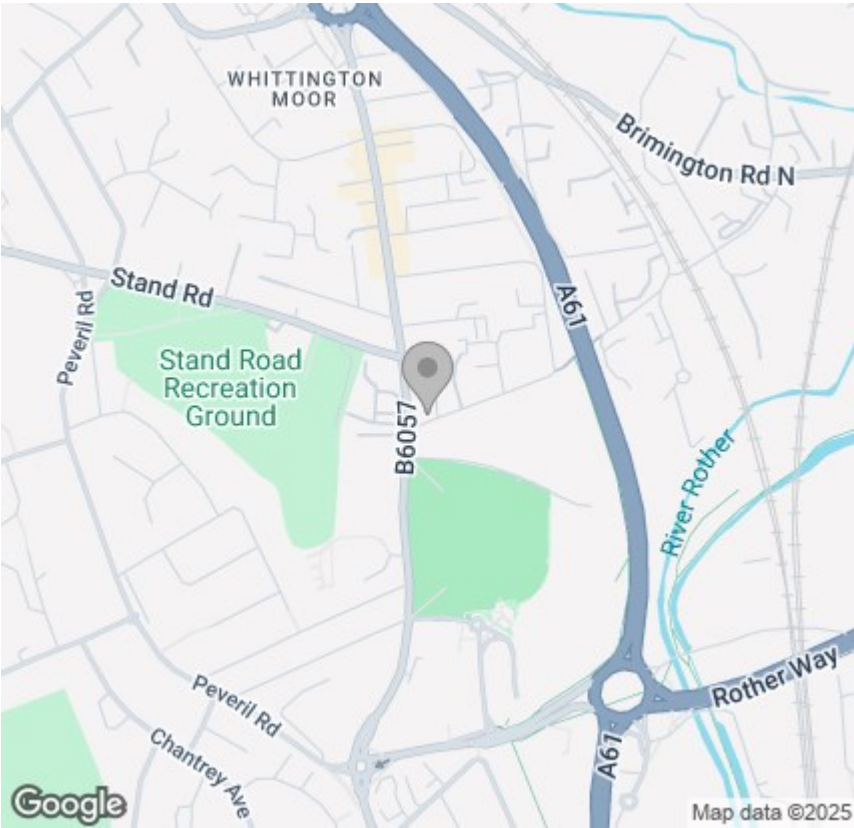
Viewing

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.

