



w**ards**
estate agents

232 Lockoford Lane

Tapton, Chesterfield, S41 0TQ

£195,000

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

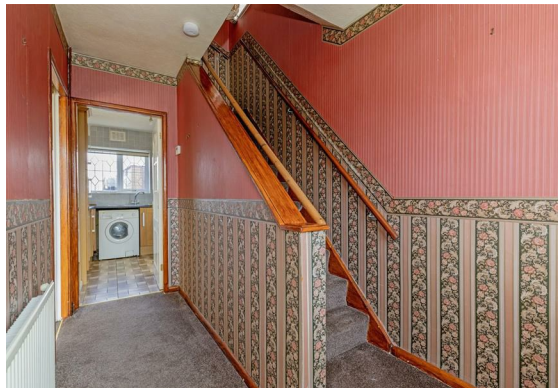
Ideal opportunity to acquire this traditional THREE BEDROOM SEMI DETACHED HOUSE which is ideally situated for access to the town centre, train station, hospital and all major road commuter links via the A61/A617/M1 Motorway junctions both 29/29A.

Offering scope for a scheme of modernisation and rear extension(subject to consents) this property is ideally suited to first time buyers, families or investors alike!

Internally the property benefits from gas central heating with a Combi boiler and uPVC double glazing, comprises:- front entrance hall, generous through living/dining room with patio doors leading onto the rear gardens, fitted kitchen and to the first floor there is a good sized main double bedroom, second double with rear aspect, versatile third bedroom which could be used for office/home working and family bathroom with 3 piece suite.

Front mature lawn garden with low level brick walling. Side shrubbery border. Hexagonal patterned boscrete pressed driveway which provides ample parking and leads to the side carport and onto the rear detached garage. There is an under house useful garden store along the driveway.

Generously proportioned rear gardens again with hexagonal patterned boscrete patio. Good sized lawn and well established borders with shrubbery and mature trees. Garden shed. Substantially fenced boundaries.





Additional Information

Gas Central Heating-Combi boiler
uPVC double glazed windows
uPVC fascias & soffits
Gross Internal Floor Area - 67.4 Sq.m/ 725.7 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Whittington Green School

Entrance Hall

11'9" x 6'3" (3.58m x 1.91m)

Front uPVC entrance door. Stairs to the first floor.

Reception Room

23'0" x 10'5" (7.01m x 3.18m)

A spacious through family living/dining room with front aspect bay window and Aluminium patio doors onto the rear gardens. Feature contemporary fireplace with gas fire.

Kitchen

9'1" x 7'10" (2.77m x 2.39m)

Comprising of a range of base and wall units with work surfaces having an inset stainless steel sink with splash backs. Space for fridge and washing machine which is included in the sale. Integrated oven and gas hob with chimney extractor above. Ideal Combi Boiler and consumer unit are both located in the kitchen. Side door leads onto the driveway.

First Floor Landing

7'5" x 6'3" (2.26m x 1.91m)

Front Double Bedroom One

12'1" x 10'5" (3.68m x 3.18m)

Main double bedroom with front aspect bay window.

Rear Double Bedroom Two

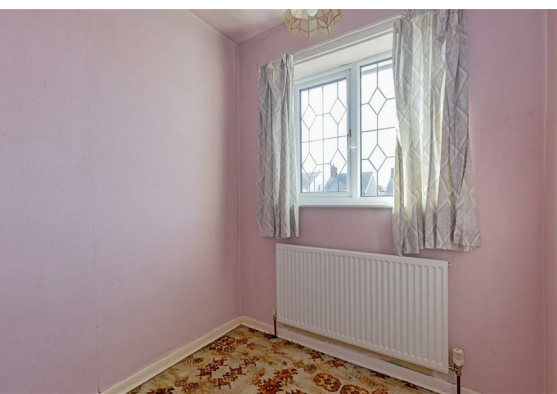
11'0" x 10'6" (3.35m x 3.20m)

A further spacious double bedroom with rear aspect window overlooking the gardens.

Front Single Bedroom Three

6'11" x 6'3" (2.11m x 1.91m)

A versatile third bedroom with front aspect window. Could also be used for office/study or home working.





Family Bathroom

6'9" x 6'2" (2.06m x 1.88m)

Comprising of a 3 piece suite which includes a bath with shower spray, pedestal wash hand basin and low level WC. Access is provided from the bathroom into the attic space.

Outside

Front mature lawn garden with low level brick walling. Side shrubbery border. Hexagonal patterned boscrete pressed driveway which provides ample parking and leads to the side carport and onto the rear detached garage. There is an under house useful garden store along the driveway.

Generously proportioned rear gardens again with hexagonal patterned boscrete patio. Good sized lawn and well established borders with shrubbery and mature trees. Garden shed. Substantially fenced boundaries.

Detached Garage

20'1" x 9'6" (6.12m x 2.90m)

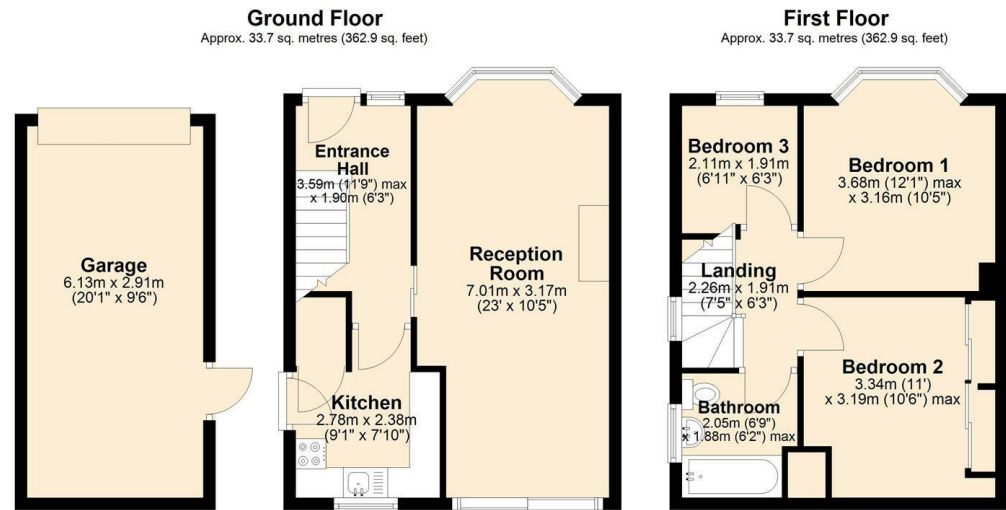
uPVC facias and rear personal door.

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.

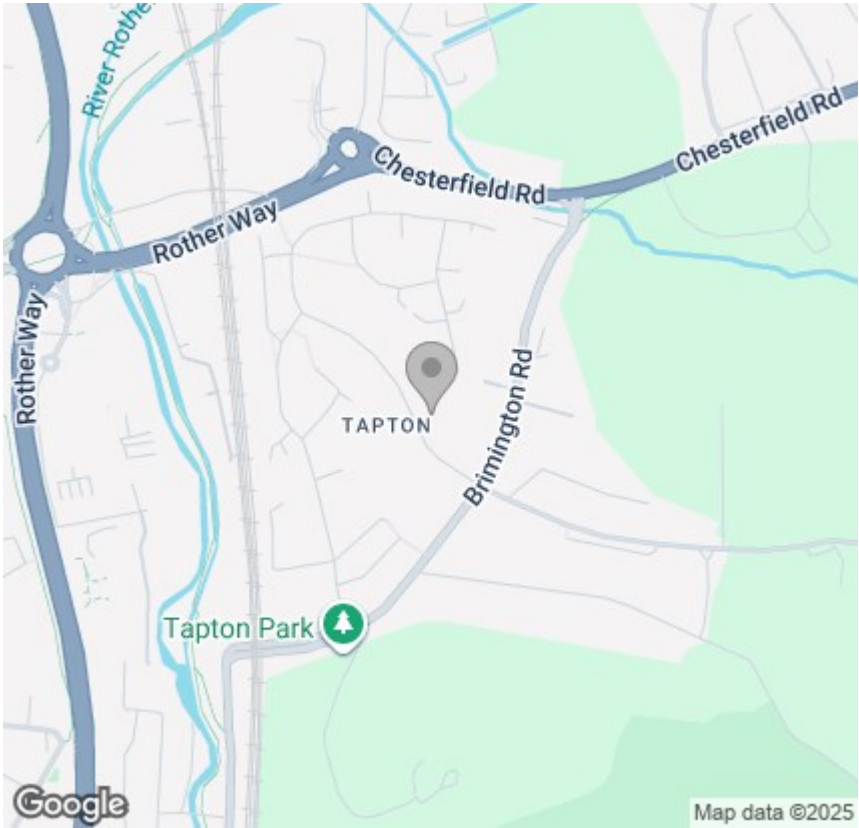
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

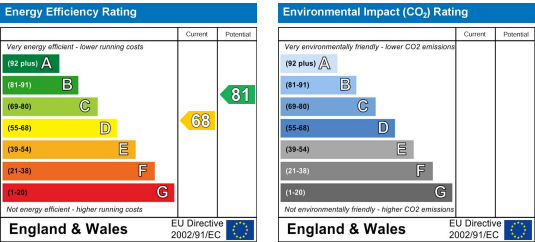
Area Map



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



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.

