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estate agents

Newlyn 2 Mill Crescent

Wingerworth, Chesterfield, S42 6NN

Guide price £170,000

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6NN

GUIDE PRICE - £170,000 - £180,000

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

Ripe for a full scheme of modernisation this TRADITIONAL THREE BEDROOM DETACHED HOUSE offers great scope for making a lovely family home!! Located in the sought after residential area of Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and transport links.

Internally the accommodation benefits front gas central heating with a Combi Boiler and part uPVC double glazing/part wooden single glazed windows and includes entrance hall, front lounge, rear dining room, kitchen and rear porch/utility. To the first floor two double bedrooms, third single and partly tiled bathroom.

Corner well established and mature garden plot with an abundance of plants, shrubbery and trees. Front drive provides car standing space. Rear garden shed.

Early Viewing Recommended!

Additional Information

Gas Central Heating - Vaillant Combi Boiler
Part uPVC Double Glazed- part wooden single glazed
Gross Internal Floor Area - 77.6 Sq.m/ 836 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

Entrance Hall

13'6 x 6'0 (4.11m x 1.83m)
Front wooden entrance door with stained glazed panels. Coats cupboard and wooden flooring. Stairs to the first floor with under stairs cupboard. Consumer Unit and Gas meter.

Lounge

12'3 x 11'11 (3.73m x 3.63m)
Front aspect window. Fireplace with marble back and hearth with gas fire.

Dining Room

11'10 x 9'0 (3.61m x 2.74m)
Rear aspect window. Tiled fireplace with gas-fire.

Kitchen

5'10 x 5'9 (1.78m x 1.75m)
Fully tiled walls, Base unit with inset stainless steel sink unit. Space for cooker.

Utility Room

8'0 x 5'3 (2.44m x 1.60m)
Door to garden and base unit.





First Floor Landing

7'1 x 6'8 (2.16m x 2.03m)
Access to the loft space

Front Double Bedroom One

11'10 x 10'11 (3.61m x 3.33m)
Front aspect window.

Rear Double Bedroom Two

10'8 x 10'2 (3.25m x 3.10m)
Rear aspect window. Vaillant Combi Boiler.

Front Single Bedroom Three

7'11 x 6'0 (2.41m x 1.83m)
Bulkhead cupboard.

Partly Tiled Bathroom

7'1 x 5'10 (2.16m x 1.78m)
Comprising of a 3 piece suite with cast bath and shower over, pedestal wash hand basin and low level WC

Outside

Corner well established and mature garden plot with an abundance of plants, shrubbery and trees. Front drive provides car standing space. Rear garden shed.



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.



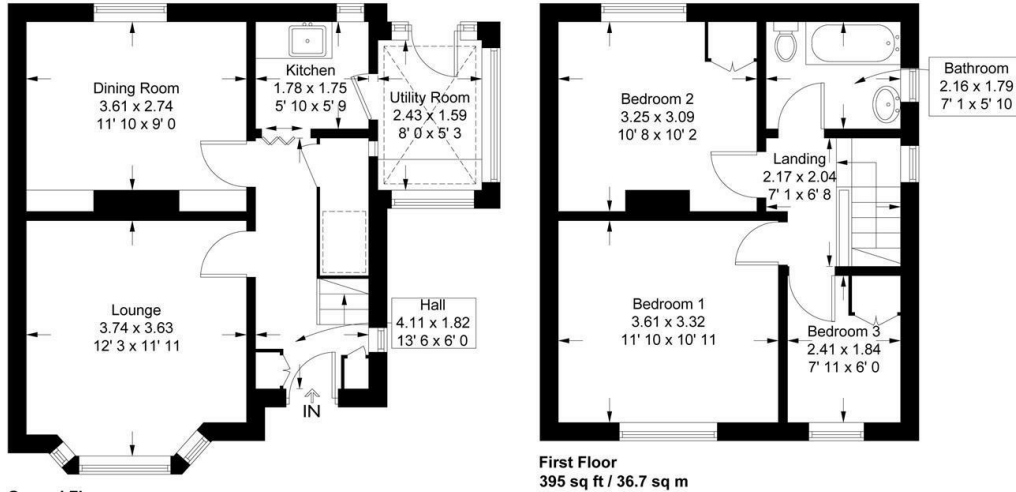
Floor Plan

Mill Crescent

Approximate Gross Internal Area = 836 sq ft / 77.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 7 sq ft / 0.7 sq m
 Total = 843 sq ft / 78.3 sq m



= Reduced headroom below 1.5m / 5'0"

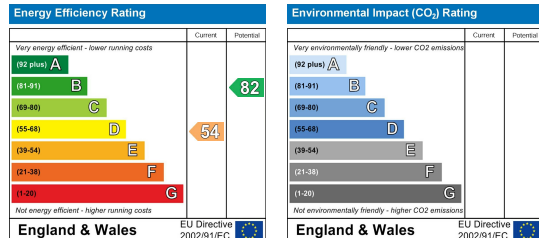


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.

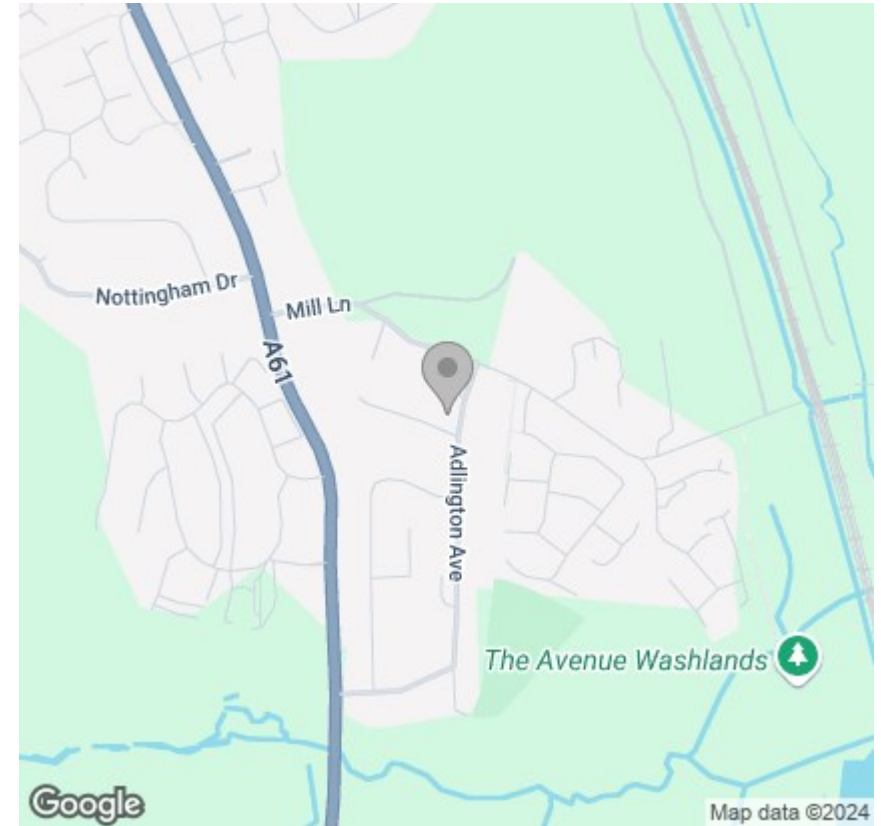
Energy Efficiency Graph



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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.

