



14 Wharf Lane, Chesterfield, S41 7NE

**Offers Around £210,000**

A SIMPLY STUNNING EXTENDED THREE BEDROOM/THREE BATHROOM VICTORIAN TERRACED HOUSE LOCATED WITHIN 5 MINUTES WALK OF THE TOWN CENTRE.

The property has been the subject of an extensive course of renovation which will only become apparent at the time of inspection.

The accommodation, which is complemented by GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING, comprises: Reception Hall, Living Room, separate Dining Room with Cellars leading off, extended fitted Kitchen, ground floor Shower Room, Master Bedroom with En-Suite, two further double Bedrooms and family Bathroom. Low maintenance gardens and on-street permit parking



## FRONT RECEPTION HALL

With composite entrance door

## LIVING ROOM 14'0" x 12'2" (4.27 x 3.71)

A bright and spacious room with front facing uPVC window and radiator

## DINING ROOM 14'0" x 12'7" (4.27 x 3.86)



The focal point of the room being the feature wood panelled chimney breast with recessed brick fireplace on a raised hearth with seating/storage unit to one side. Rear facing uPVC window with radiator beneath. Cellar leading off

## TANKED CELLAR 14'0" x 12'7" + 14'0" x 4'1" (4.27 x 3.86 + 4.27 x 1.27)

Providing excellent storage with power and light

## EXTENDED KITCHEN 26'2" x 6'2" (7.98 x 1.88)



Re-fitted with an extensive range of high gloss base and wall units with contrasting work surfaces with down lighters and ceramic tiled splash backs. Inset stainless steel sink set beneath the side facing uPVC window. Integrated 5 ring gas hob with high level extractor hood and electric double oven. Space and plumbing for washing machine

## SHOWER ROOM



With walk-in shower enclosure, pedestal wash basin and W.C. Radiator, extractor fan and uPVC window.

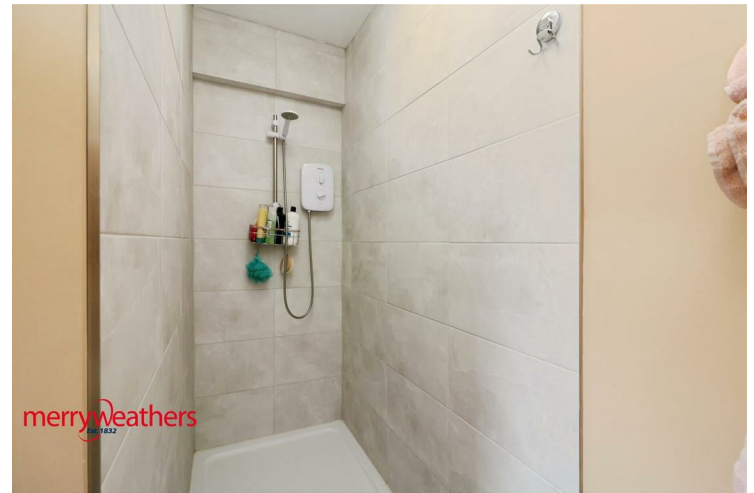
## FIRST FLOOR LANDING

## REAR BEDROOM ONE 13'10" x 12'11" (4.24 x 3.94)



With radiator and uPVC window

## EN-SUITE



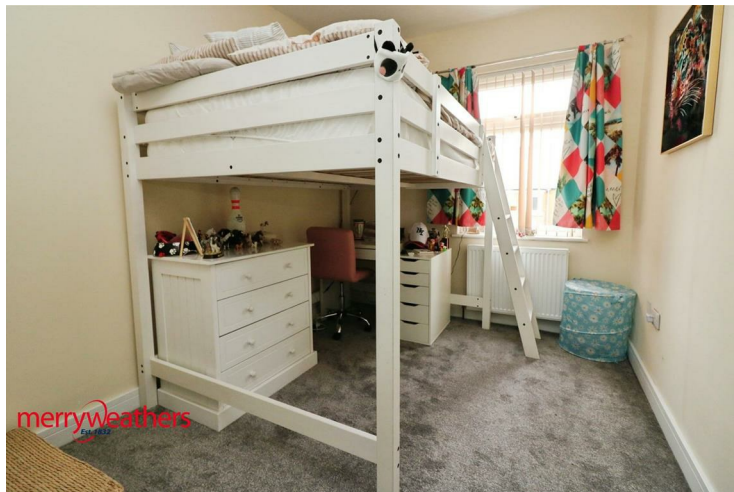
With walk-in tiled shower cubicle and electric shower, pedestal wash basin and W.C. Radiator and uPVC window

## FRONT BEDROOM TWO 14'0" x 10'11" (4.29 x 3.35)



With radiator and uPVC window

## FRONT BEDROOM THREE 12'4" x 8'5" (3.76 x 2.57)



With radiator and uPVC window

## FAMILY BATHROOM



With contemporary white suite comprising a panelled 'P' shaped bath with shower and glass screen, pedestal wash basin and W.C. Contrasting tiled splash backs, uPVC window and radiator.

## OUTSIDE



Gravelled front garden with Indian stone paving and passage leading to the totally enclosed rear courtyard.

## MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Mid terraced passage house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type On street permit parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area Derbyshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.



Floor Plan

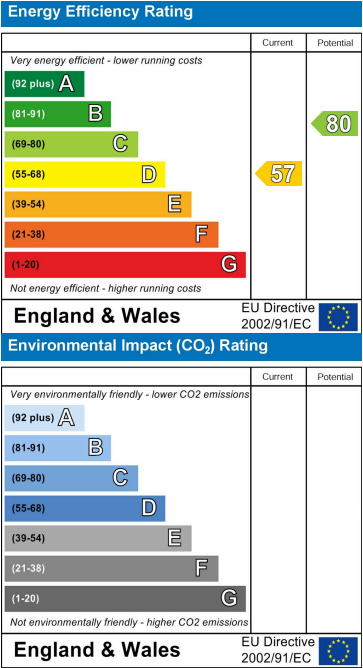


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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