



6 Stanley Avenue,
Inkersall, S43 3SU

£210,000

W
WILKINS VARDY

£210,000

BAY FRONTED SEMI - TWO RECEPTION ROOMS - THREE BEDROOMS - NO CHAIN

Offered for sale with no chain is this delightful bay fronted semi detached house, offering 1207 sq.ft. of neutrally presented accommodation which includes two reception rooms, a kitchen and conservatory. There is also a side entrance hall providing access to a WC and utility room. Upstairs, the property features three bedrooms and a shower room. Outside, there is off street parking and an enclosed west facing rear garden.

Located in this popular residential area, the property is well placed for the various amenities in Inkersall Green and just a short distance from Ringwood Park, as well as being ideally situated for routes into Chesterfield Town Centre, Staveley and towards the M1 Motorway.

- BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- SIDE ENTRANCE HALL WITH WC & UTILITY ROOM OFF
- THREE BEDROOMS
- SHOWER ROOM/WC
- CAR STANDING SPACE & GARDENS TO THE FRONT & REAR
- NO CHAIN
- EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 112.1 sq.m./1207 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Sitting/Dining Room

11'4 x 10'11 (3.45m x 3.33m)
A good sized bay fronted reception room.

Kitchen

13'7 x 7'6 (4.14m x 2.29m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with stainless steel extractor hood over.
A sliding door gives access to a built-in pantry.
Tiled floor.
A door gives access to a ...

Living Room

13'7 x 10'11 (4.14m x 3.33m)
A good sized rear facing reception room having a feature fireplace with wood surround and an inset electric fire.
uPVC double glazed French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

9'9 x 8'0 (2.97m x 2.44m)
Having a tiled floor and a door opening onto the rear of the property.

Side Entrance Hall

Having a tiled floor and a uPVC double glazed entrance door.
Doors from here gives access to a store room and a utility room. A sliding door gives access to a ...

WC

Having a wash hand basin and a low flush WC.

Utility Room

9'3 x 6'10 (2.82m x 2.08m)
A dual aspect room fitted with base and drawer units with work surface

over.

Inset single drainer stainless steel sink
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Vinyl flooring.

On the First Floor

Landing

Having a built-in storage cupboard.
Loft access hatch.

Bedroom One

14'8 x 11'1 (4.47m x 3.38m)
A good sized front facing double bedroom having a built-in wardrobe with sliding mirror doors, and additional built-in storage.

Bedroom Two

12'7 x 12'5 (3.84m x 3.78m)
A good sized rear facing double bedroom having a built-in triple wardrobe with sliding mirror doors.

Bedroom Three

8'11 x 8'0 (2.72m x 2.44m)
A front facing single bedroom.

Shower Room

6'9 x 5'7 (2.06m x 1.70m)
Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with electric shower, semi recessed hand wash basin with vanity unit below, and a low flush WC.
Tiled floor.

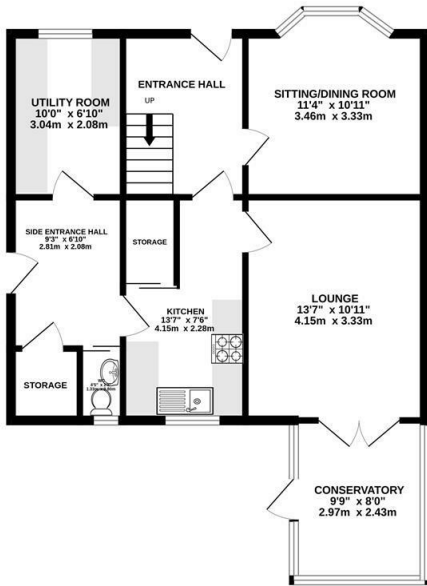
Outside

Double gates open to a tarmac driveway providing off street parking. There is also a low maintenance decorative pebble front garden and a paved path leading up to the front entrance door.

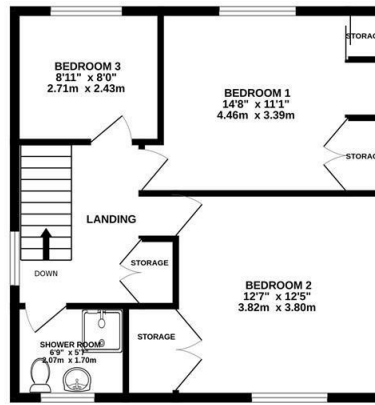
To the rear of the property there is an enclosed west facing garden which comprises a paved patio, two lawns split by a paved path and beyond is a low maintenance pebble bed with some trees and plants.



GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

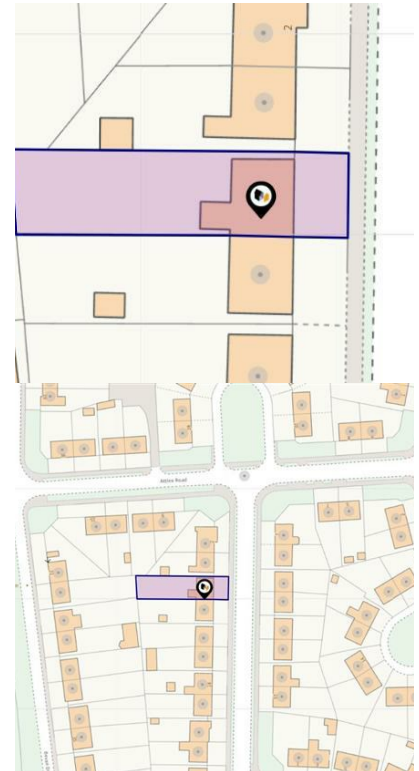
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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