



Wythburn Road, CHESTERFIELD S41 8DP



welcome to

Wythburn Road, CHESTERFIELD

*****GUIDE PRICE: £65,000- £85,000*****

A spacious three bedroom semi-detached property in need of some improvement throughout. The property offers two reception rooms, a kitchen, comfortable bedrooms and a bathroom and separate WC.

Living Room

A comfortable living space with double glazed window to the front elevation, gas fireplace and double doors leading to:

Dining Room

A comfortable second reception room with double glazed window overlooking the garden and door to:

Kitchen

The kitchen features a selection of wall, base and drawer units, while providing space for a suite of free-standing appliances. With double glazed window overlooking the garden, exterior door and door to the hallway.

First Floor Landing

Central landing area with window to the side elevation, loft access and doors to:

Bedroom One

A comfortable double bedroom with double glazed window to the front elevation and radiator.

Bedroom Two

A second comfortable double, having a built in storage cupboard, window overlooking the garden and radiator.

Bedroom Three

A generous single/occasional double that could be utilised as a home office if required. With radiator and window to the front elevation.

Bathroom

Fitted with a white suite comprising of panel bath and pedestal hand-wash basin. With radiator and frosted window to the rear.

Wc

A separate double WC, also having a frosted window to the side elevation.

Outside

The property occupies a substantial plot, with a generous frontage and a sizeable rear garden with brick built storage shed. The garden requires some attention to reach its full potential.

Agent's Note

Prospective purchasers are advised that this property is of non-standard construction - Please contact the agent for further details

Entrance Hall

Exterior door opens into a spacious entrance hallway with carpeted stairs to the first floor, radiator and doors to:

Online Underwriting

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 10TH MARCH 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

The Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is





neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice For Pro

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including

internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



view this property online williamhbrown.co.uk/Property/CSF104712



welcome to

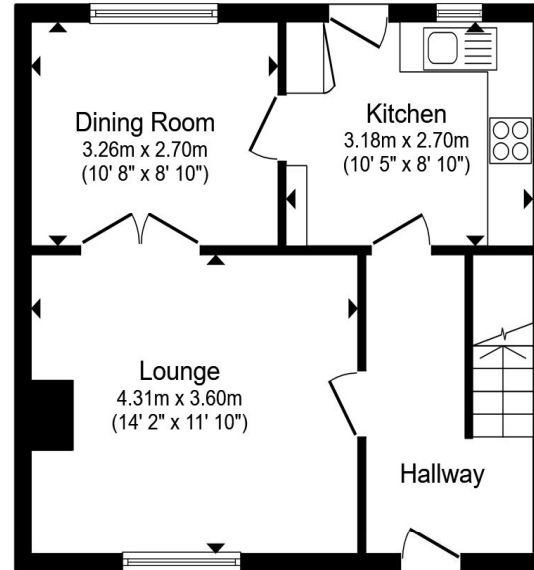
Wythburn Road, CHESTERFIELD

- Guide Price £65,000 - £85,000
- Council Tax Band A
- Some Modernisation Required
- Generous Plot
- Two Reception Rooms

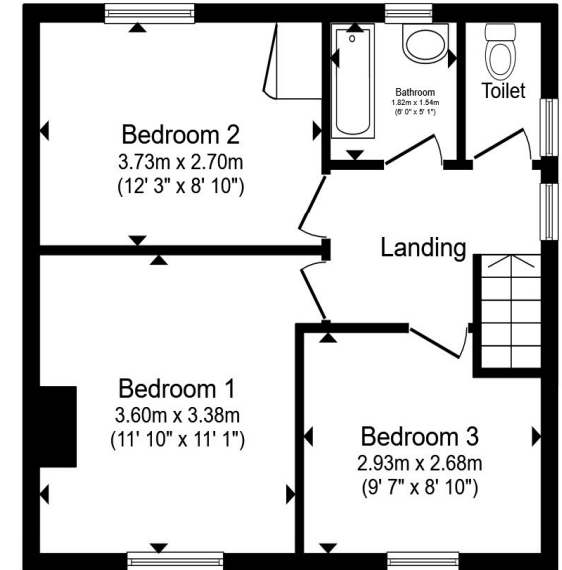
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£65,000



Ground Floor



First Floor

Total floor area 84.7 m² (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/CSF104712



Property Ref:
CSF104712 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk