6 Church Street,
Staveley, S43 3TL

OFFERS AROUND

£145,000

WILKINS VARDY

OFFERS AROUND

£145,000

TWO BED END TERRACE HOUSE - CONVENIENT LOCATION - SOUTH FACING REAR GARDEN - NO CHAIN

Located in the centre of Staveley and within Staveley Conservation Area is this delightful end terraced house which is offered for sale with no chain. Requiring some cosmetic upgrading/refurbishment the property offers 881 sq.ft. of well proportioned and neutrally presented accommodation including two good sized reception rooms and a dual aspect kitchen with French doors opening onto the south facing rear garden. The property also features two comfortable bedrooms, the master bedroom having a range of built-in wardrobes, and there is also a bathroom/WC.

The layout of the house is both functional and inviting, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

The location is particularly appealing, with easy access to local amenities and transport links, making it a convenient base for commuting or exploring the surrounding areas. The vibrant community of Staveley offers a range of shops, parks, and recreational facilities, ensuring that all your needs are met within close proximity.

- END TERRACED HOUSE LOCATED IN THE CENTRE OF STAVELEY
- TWO GOOD SIZED RECEPTION ROOMS
- TWO GOOD SIZED BEDROOMS
- ENCLOSED SOUTH FACING REAR GARDEN
- WITHIN STAVELEY CONSERVATION AREA
- REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT
- KITCHEN WITH FRENCH DOORS OPENING ONTO THE REAR OF THE PROPERTY
- BATHROOM/WC
- NO UPWARD CHAIN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 81.8 sq.m./881 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor
A uPVC double glazed door opens into an ...

Entrance Porch
Fitted with laminate flooring and having a door giving access into the ...

Living Room
13'2 x 13'2 (4.01m x 4.01m)
A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with an electric log effect stove.
This room also has some fitted storage.

Centre Lobby
With staircase rising to the First Floor accommodation.

Dining Room
13'2 x 12'6 (4.01m x 3.81m)
A good sized reception room, fitted with laminate flooring and having a uPVC double glazed door giving access onto the rear of the property.
An opening leads through into the ...

Kitchen
18'1 x 6'2 (5.51m x 1.88m)
Being dual aspect and fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel circular sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and space for an under counter fridge or freezer.
Laminate flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One
13'2 x 12'6 (4.01m x 3.81m)
A good sized double bedroom having two windows overlooking the rear of the property.
This room is fitted with laminate flooring and has a range of built-in wardrobes.

Bedroom Two
10'2 x 8'10 (3.10m x 2.69m)
A front facing good sized single/small double double bedroom.

Bathroom
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Downlighting.

Outside
There is a raised forecourt garden and a paved path leading to the front entrance door.

To the rear of the property there is an enclosed south facing garden with a small brick built garden store.

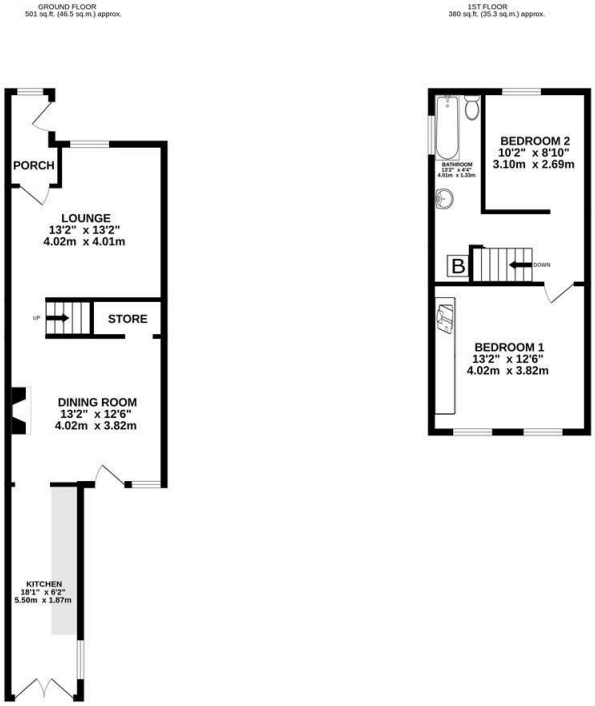
sprift

Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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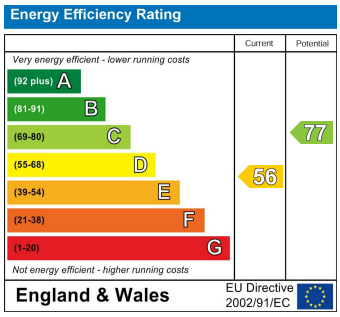

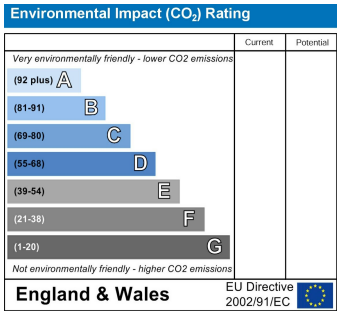

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VIEWINGS

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, 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.

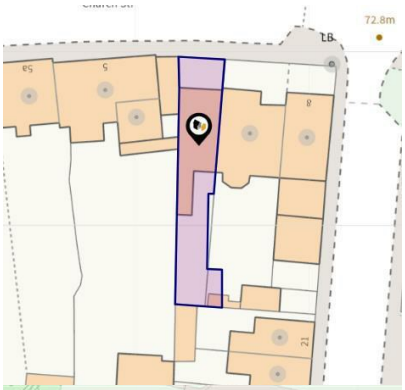
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

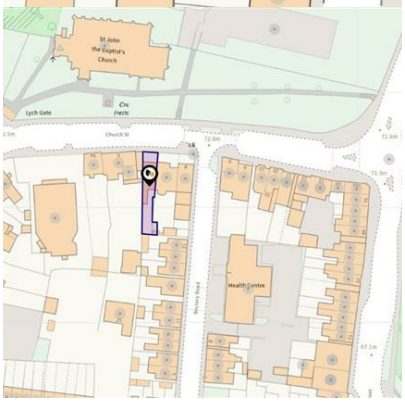
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Netherthorpe School/Springwell Community College (shared) 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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