



3 Chapel Road,
Grassmoor, S42 5EL

OFFERS AROUND

£134,950

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WILKINS VARDY

£134,950

IDEAL FIRST TIME BUYER/STARTER HOME - TWO RECEPTION ROOMS - LOW MAINTENANCE GARDENS

This affordable two double bedoomed mid terraced house on Chapel Road offers 830 sq.ft. of well appointed accommodation. The property features two good sized reception rooms, ideal for both relaxation and entertaining guests, a kitchen with cream fitted units, family bathroom and a useful first floor utility/boxroom/study. Outside, there are low maintenance gardens to the front and rear.

Situated in the centre of Grassmoor, the property is well placed for local amenities and for Grassmoor Country Park, and ideally situated for commuter links into Chesterfield and towards the M1 Motorway.

Don't miss out on the chance to make this lovely terraced house your own. Contact us today to arrange a viewing.

- WELL APPOINTED MID TERRACE HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH MODERN CREAM UNITS
- TWO DOUBLE BEDROOMS
- USEFUL FIRST FLOOR UTILITY/BOX ROOM/STUDY
- FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 77.1 sq.m./830 sq.ft.

Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed door opens into the ...

Living Room

14'5 x 12'1 (4.39m x 3.68m)
A good sized front facing reception room having a feature stone effect fireplace with inset living flame coal effect gas fire.
An open tread staircase rises to the First Floor accommodation.

Dining Room

12'2 x 12'1 (3.71m x 3.68m)
A second good sized reception room, being rear facing and having a feature fireplace with inset coal effect gas fire.

Kitchen

8'5 x 6'11 (2.57m x 2.11m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Space is also provided for a freestanding cooker with fitted stainless steel extractor hood over.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

15'6 x 12'2 (4.72m x 3.71m)
A generous rear facing double bedroom having an over stair storage area.
Downlighting.
A door gives access to a ...

Utility Room/Box Room/Study

8'5 x 6'11 (2.57m x 2.11m)
A rear facing room having wood flooring and a built-in storage cupboard.
This room has the potential to become an en suite (subject to obtaining the necessary approvals and consents)

Bedroom Two

11'3 x 10'1 (3.43m x 3.07m)
A good sized front facing double bedroom.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

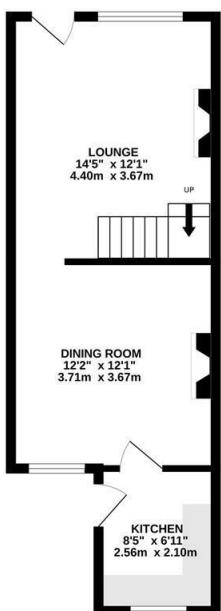
Outside

There is a walled low maintenance forecourt garden. On street parking is available in the area.

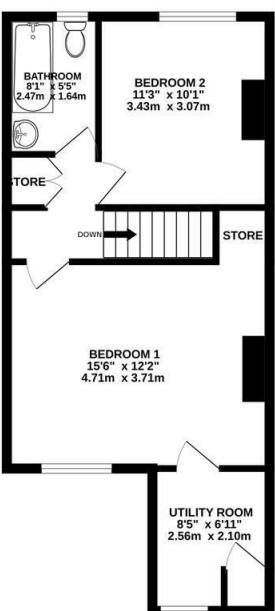
A shared side gennel gives access to a gate which opens to the rear of the property, which is enclosed and completely paved.



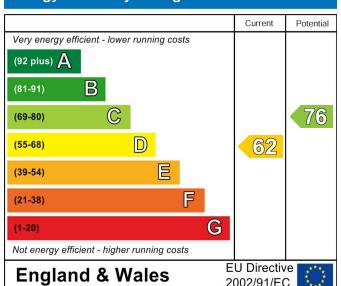
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



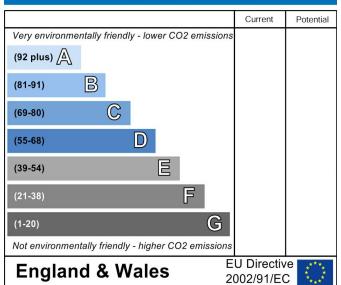
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the vendor and are not guaranteed. The floorplan is for illustration purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and rooms have not been listed and no guarantee as to their operability or efficiency can be given.
Site plan reference: 0425

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fires, kitchen appliance, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School 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 Consultants.



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wilkins-vardy.co.uk