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estate agents

237 North Wingfield Road

Grassmoor, Chesterfield, S42 5ER

Guide price £125,000

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OFFERED TO THE MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!!

Attention INVESTORS AND FIRST TIME BUYERS!!
Excellent Starter Home!!

Internal Inspection Highly Recommended to Avoid Disappointment!!

Generously proportioned offering over 1200 sq ft of family living space this THREE BEDROOM MID TERRACED FAMILY HOUSE is located in this ever popular residential location being within close proximity to local shops, schools, Grassmoor Golf Course, Country Park and excellent access to main Commuter Links A61/M1 Motorway.

In need of some upgrading/modernisation the accommodation currently has uPVC double glazing, gas central heating with a Combi boiler and comprises of a front family reception room, sitting room, dining kitchen and external store/utility room. To the first floor main double bedroom, second double and versatile third bedroom which could be used for office or home working, family shower room with 3 piece suite.

Front low brick walling with forecourt garden. Rear enclosed low maintenance gardens with two outside stores. Patio with stocked mature planted border. Coal/Wood storage with power and lighting. Gate provides access over gravelled access road area to the further double width garden which provides ample car parking spaces for 2/3 vehicles. Paved sun seating area and detached garage.

Additional Information

Gas Central Heating- Worcester Bosch Combi - serviced 2024

uPVC double glazed windows

Gross Internal Floor Area- 111.9 Sq.m/ 1204.2 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area - Tupton Hall School





Reception Room

13'4" x 10'10" (4.06m x 3.30m)

Front uPVC entrance door leading into this family living room having an inset hearth with multi fuel burner. Corner meter cupboard. Door leading into the sitting room and door to the kitchen.

Sitting Room

13'8" x 8'10" (4.17m x 2.69m)

Front aspect window. A versatile room that could be used as additional sitting room, play room or home working space.

Kitchen/ Diner

13'10" x 9'11" (4.22m x 3.02m)

Comprising of a range of base and wall units with inset stainless steel sink. Space for washing machine and cooker. Door leads to the rear. Understairs with utility meters. Door leads to the first floor.

External Store/Utility

8'10" x 7'8" (2.69m x 2.34m)

A versatile space that could be potentially part of internal refurbishment plans (subject consents) Home working or office space. Rear uPVC door.

First Floor Landing

9'10" x 3'0" (3.00m x 0.91m)

Access to the attic space.

Front Double Bedroom One

13'10" x 10'10" (4.22m x 3.30m)

A generous front aspect double bedroom

Front Double Bedroom Two

11'2" x 8'10" (3.40m x 2.69m)

A second spacious double bedroom with useful store cupboard.

Rear Bedroom Three

13'11" x 7'0" (4.24m x 2.13m)

Third spacious rear aspect bedroom. The Worcester Bosch Combi Boiler is located here,

Shower Room

8'6" x 6'8" (2.59m x 2.03m)

Comprising of a 3 piece suite which includes a tiled shower cubicle with rain shower, low level WC and wash hand basin set in vanity cupboard.





Outside

Front low brick walling with forecourt garden.

Rear enclosed low maintenance gardens with two outside stores. Patio with stocked mature planted border. Coal/Wood storage with power and lighting. Gate provides access over gravelled access road area to the further double width garden which provides ample car parking spaces for 2/3 vehicles. Paved sun seating area and detached garage.

Outside Front Store One
6'3" x 5'10" (1.91m x 1.78m)

Outside Rear Store Two
6'5" x 6'3" (1.96m x 1.91m)

Garage

15'9" x 8'4" (4.80m x 2.54m)

Timber and Asbestos Garage.



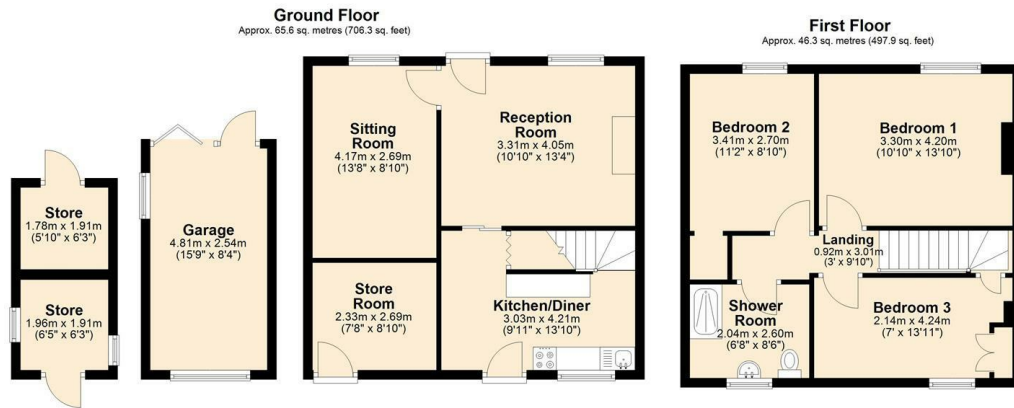
School catchment areas

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



Validation of offer. 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.

Floor Plan

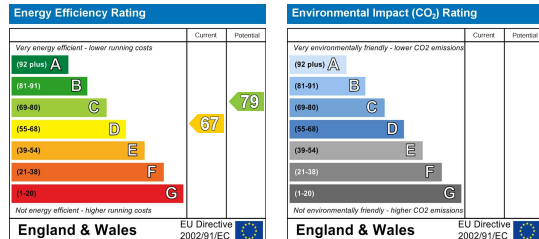


Total area: approx. 111.9 sq. metres (1204.2 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

Area Map



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, 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.

