



36 Robincroft Road,
Wingerworth, S42 6SB

£300,000

W
WILKINS VARDY

£300,000

ATTRACTIVE DETACHED BUNGALOW - THREE BEDS - NO UPWARD CHAIN

Offered for sale with no upward chain is this substantial three bedroomed detached bungalow which would benefit from some cosmetic improvement.

The accommodation comprises a generous living room, dual aspect fitted kitchen, three good sized bedrooms, a bathroom and separate WC. Outside, there are mature gardens to both the front and rear, while the driveway provides ample off street parking and leads to a car port and detached single garage.

Robincroft Road is a popular residential area, just a short distance from the various amenities in Wingerworth Village, but also ideally placed for routes into Chesterfield, Clay Cross and towards the Peak District.

- ATTRACTIVE DETACHED BUNGALOW
- DUAL ASPECT KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- BATHROOM & SEPARATE WC
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- GENEROUS LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- DETACHED GARAGE & DRIVEWAY WITH CARPORT
- SOME COSMETIC IMPROVEMENT REQUIRED
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 99.4 sq.m./1070 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

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

Entrance Porch

Having a door opening to the ...

Entrance Hall

Having a built-in airing cupboard.

Bedroom One

12'10 x 10'1 (3.91m x 3.07m)
A good sized front facing double bedroom having built-in wardrobes with sliding doors along one wall.

Living Room

19'11 x 13'5 (6.07m x 4.09m)
A generous dual aspect reception room having a feature fireplace with an inset electric fire.

Kitchen/Diner

13'10 x 9'0 (4.22m x 2.74m)
A dual aspect room, being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink.
Integrated appliances to include an eye level electric double oven (main oven not working) and hob.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

Bedroom Three

10'5 x 8'3 (3.18m x 2.51m)
A rear facing small double/single bedroom.

Bedroom Two

10'5 x 10'1 (3.18m x 3.07m)
A rear facing double bedroom.

WC

Fitted with a low flush WC.
Vinyl flooring.

Bathroom

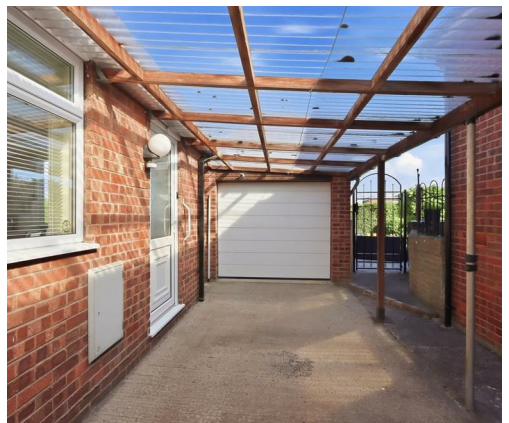
5'9 x 5'3 (1.75m x 1.60m)
Being fully tiled and fitted with a 2-piece suite comprising a panelled bath and a pedestal hand wash basin.

Outside

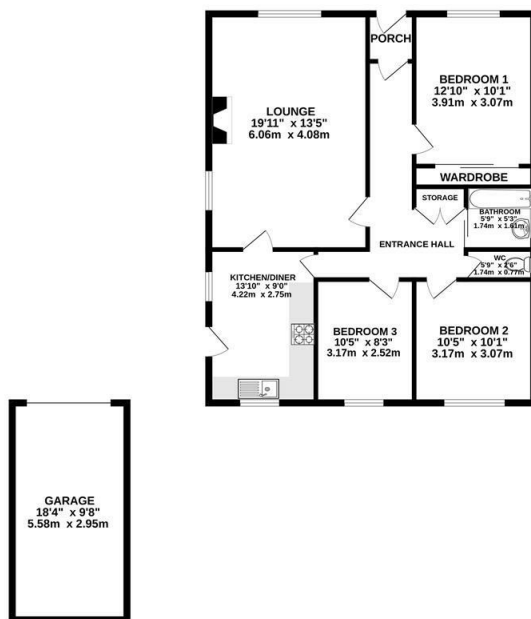
To the front of the property there is a garden of mature shrubs with hedged boundaries.

A driveway to the side of the property provides ample off street parking with carport and leads to the Detached Single Garage having an electric roller door and side personnel door.

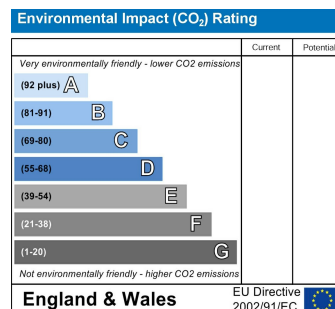
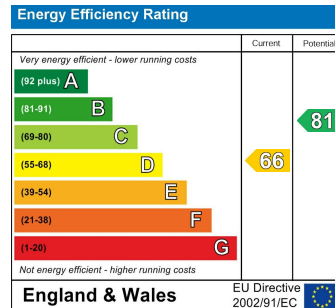
The enclosed east facing rear garden comprises of a seating area with a couple of steps down to a lawn with planted side borders. A paved path leads down to a greenhouse.



GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as a guide only for 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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RICS

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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, 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 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 Consultant.



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