8 Glenfield Crescent,
Chesterfield, S41 8SF

£210,000

WILKINS VARDY

# £210,000

WELL MAINTAINED SEMI - THREE BEDS - DETACHED GARAGE - NO CHAIN

A well maintained three bedroom semi detached home offered for sale with no onward chain. The property features a good sized living room and a full width fitted kitchen, providing practical and comfortable living accommodation. To the first floor are three bedrooms, all having storage and a 4-piece shower room. Outside, the property benefits from driveway parking for two vehicles, a detached garage, and an attractive enclosed rear garden, ideal for relaxing or entertaining.

Located in an established neighbourhood, this home is close to local amenities, schools, and parks, and is readily accessible for commuter links towards, Chesterfield, Dronfield and Sheffield

An excellent opportunity for a range of buyers seeking a home in a convenient setting.

- WELL MAINTAINED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- SPACIOUS FITTED KITCHEN
- THREE BEDROOMS
- 4-PIECE SHOWER ROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- DETACHED GARAGE & DRIVEWAY PARKING
- REQUIRES SOME COSMETIC IMPROVEMENT
- NO CHAIN
- EPC RATING: D

## General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 70.4 sq.m./758 sq.ft.
Council Tax Band - B
Tenure - leasehold with option to buy the freehold (see leasehold details below)
Secondary School Catchment Area - Whittington Green School
(Outwood Academy Newbold is also nearby)

## On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into a ...

## Entrance Hall

Having built-in under stair storage. A staircase rises to the First Floor accommodation.

## Living Room

11'9 x 11'5 (3.58m x 3.48m)
A good sized front facing reception room having a feature fireplace with an inset electric fire.

## Kitchen/Diner

17'7 x 9'9 (5.36m x 2.97m)
Spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset circular sink with mixer tap.
Integrated appliances include a fridge, combi microwave oven and an electric hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher.
Vinyl and carpet flooring.
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

11'9 x 9'6 (3.58m x 2.90m)
A good sized front facing double bedroom having a range of fitted wardrobes, overhead storage units and drawer unit along one wall.

## Bedroom Two

11'0 x 9'9 (3.35m x 2.97m)
A rear facing double bedroom having an overbed fitment comprising of two single wardrobes and overhead storage.
There are also two double pine overhead storage units.

## Bedroom Three

6'7 x 6'2 (2.01m x 1.88m)
A front facing single bedroom having a built-in over stair storage cupboard.

## Bathroom

6'7 x 6'2 (2.01m x 1.88m)
Being fully tiled and fitted with a 4-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin, low flush WC and bidet.
Laminate flooring.

## Outside

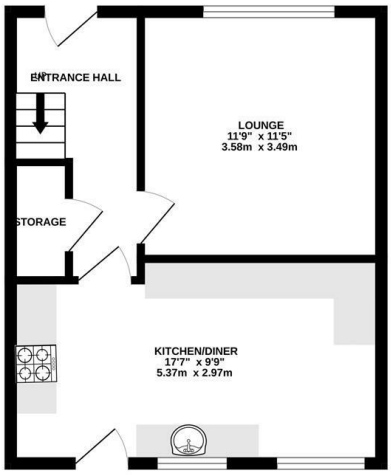
A block paved driveway to the front of the property provides off street parking for two vehicles.

The block paving continues down the side and to the rear of the property where it provides a patio area and also leads to a Detached Single Garage.
There is also a lawned garden with stepping stones and well stocked borders of plants and shrubs.

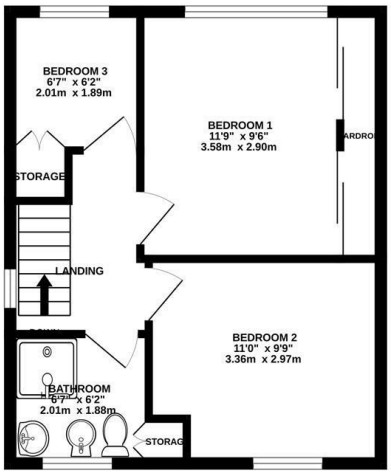
## Leasehold Details

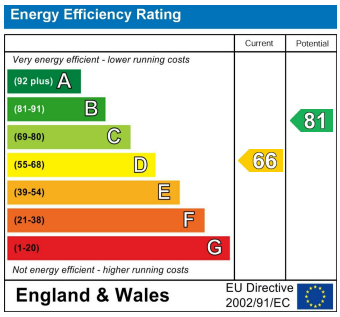
The lease is from 1962 and the term is 800 years.
The rent is £12.50 per annum and there is no service charge.
The current owners have obtained a quotation for purchasing the freehold, which is £2,250 plus an additional cost of £1,200 to cover the freeholders costs (£3,450 total).
If you wish to purchase the freehold, you should factor these costs into your offer.

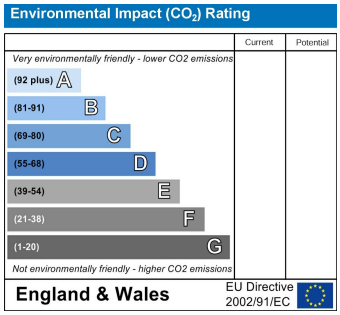
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.




1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.




TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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## 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, electric fire, kitchen appliances, 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 Whittington Green 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.

**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk