



41 Queen Street,  
Chesterfield, S40 4SF

£189,950

W  
WILKINS VARDY

# £189,950

THREE BED SEMI ON OUTSKIRTS OF TOWN CENTRE - NO CHAIN - BROOKFIELD SCHOOL CATCHMENT

A well positioned three bedroom semi detached home, situated on the outskirts of the Town Centre and offered for sale with no onward chain.

The property offers 1228 sq.ft. of spacious and versatile accommodation comprising two reception rooms, a galley style kitchen, useful cellar, three bedrooms and a shower room. While requiring some cosmetic updating, the property presents an excellent opportunity for buyers looking to modernise and personalise a home to their own taste.

Externally, there is off street parking to the front together with a low maintenance, paved rear garden, ideal for those seeking an easy-to-manage outdoor space.

The property is conveniently situated for the local amenities on Newbold Road, and easily accessible for the Town Centre and the Train Station.

- SEMI DETACHED HOUSE LOCATED ON OUTSKIRTS OF THE TOWN CENTRE
- TWO GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS
- OFF STREET PARKING TO THE FRONT
- NO CHAIN
- COSMETIC IMPROVEMENT/UPGRADING REQUIRED
- GALLEY STYLE KITCHEN WITH INTEGRATED COOKING APPLIANCES
- SHOWER ROOM/WC
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- EPC RATING: F

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 114.1 sq.m./1228 sq.ft. (including cellar)

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

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

### Entrance Hall

With staircase rising to the first floor accommodation.

### Living Room

13'9 x 12'5 (4.19m x 3.78m)

A good sized bay fronted reception room having a tiled fireplace with fitted gas fire.

### Dining Room

13'3 x 12'5 (4.04m x 3.78m)

A second good sized reception room, being rear facing and having a stone fireplace with tiled hearth and fitted gas fire.

### Kitchen

13'2 x 5'11 (4.01m x 1.80m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.

Vinyl flooring.

### Rear Porch

With steps which descend down into the cellar.

### Cellar

19'11 x 11'10 (6.07m x 3.61m)

A useful storage area.

## On the First Floor

### Landing

### Bedroom One

13'3 x 10'2 (4.04m x 3.10m)

A good sized rear facing double bedroom. a door from here gives access into the bathroom.

### Shower Room

13'2 x 5'11 (4.01m x 1.80m)

Being part tiled and fitted with a walk-in shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.

### Bedroom Two

12'8 x 7'7 (3.86m x 2.31m)

A front facing double bedroom.

### Bedroom Three

9'9 x 8'5 (2.97m x 2.57m)

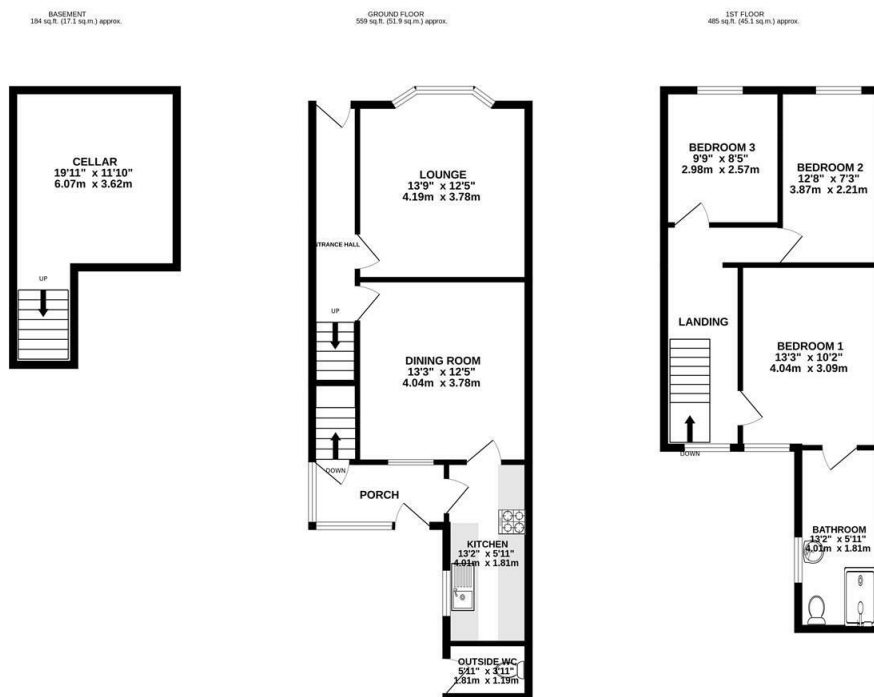
A front facing double bedroom.

### Outside

To the front of the property there is off street parking for two cars.

A path gives access down the side of the property to an enclosed low maintenance paved garden with raised side borders. There are also two attached outbuildings, one being a Store and the other being a WC.





TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             |         | <b>78</b>               |
|                                             |         | <b>38</b>               |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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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 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.

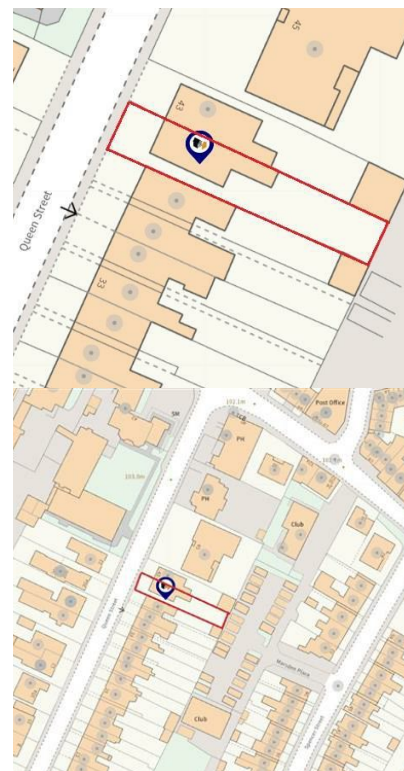
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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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