



67 Rothervale Road,  
Chesterfield, S40 2TP

£100,000

W  
WILKINS VARDY

# £100,000

TWO BED SEMI - TWO RECEPTION ROOMS - REQUIRING REFURBISHMENT - NO CHAIN

A semi detached property offering excellent potential. Requiring some cosmetic upgrading and refurbishment, the accommodation comprises two reception rooms, a kitchen, and a rear entrance hall with a convenient shower room off. Upstairs, there are two good sized double bedrooms. Outside, the west facing rear garden requires some maintenance but provides a great opportunity to create an attractive outdoor space.

Located just off Derby Road, this home benefits from easy access to local amenities and schools, and is readily accessible for transport links into the Town Centre and towards Sheffield and the M1 Motorway.

- SEMI DETACHED HOUSE IN NEED OF REFURBISHMENT
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- ENCLOSED WEST FACING REAR GARDEN
- NO CHAIN
- EPC RATING: F

## General

No central heating but there is gas to the property  
uPVC sealed unit double glazed windows and doors  
Total internal floor area - 62.4 sq.m./671 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

A uPVC double glazed door opens into a ...

## Entrance Porch

Having an internal door opening into the ...

## Living Room

12'4 x 9'9 (3.76m x 2.97m)

A good sized front facing reception room having an exposed stone chimney breast and hearth.  
An opening leads through into the ...

## Dining/Sitting Room

12'4 x 9'2 (3.76m x 2.79m)

A rear facing reception room having an exposed brick chimney breast with fitted gas fire.  
Built-in under stair storage cupboard.  
A door gives access to a staircase which rises to the First Floor accommodation.  
Sliding patio doors open onto the rear of the property.

## Kitchen

10'6 x 6'5 (3.20m x 1.96m)

Being fully tiled and fitted with wall and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric double oven and 4-ring gas hob.  
Space is provided for a fridge/freezer.  
Tiled floor.  
A door opens to a ...

## Rear Entrance Hall

Having a built-in storage cupboard, and a door giving access into the shower room.  
A uPVC double glazed door gives access onto the rear of the property.

## Shower Room

6'6 x 5'5 (1.98m x 1.65m)

Being part tiled/part waterproof boarding and having a 3-piece suite comprising a shower area with half height shower doors and an electric shower, pedestal hand wash basin and a low flush WC.  
Tiled floor.

## On the First Floor

### Bedroom One

12'4 x 11'0 (3.76m x 3.35m)

A good sized front facing double bedroom.

### Bedroom Two

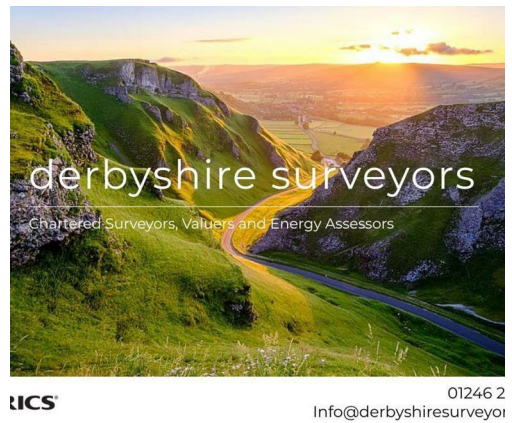
12'4 x 11'2 (3.76m x 3.40m)

A rear facing double bedroom.

## Outside

There is a walled forecourt garden and a paved path which leads up to the front entrance door. On street parking is available in the area.

The path continues down the side of the property to the enclosed west facing rear garden where there are several paved areas, a raised planted bed and some plants, trees and shrubs.





TOTAL FLOOR AREA : 671 sq ft. (62.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures concerned 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 2020.



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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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

### 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, gas 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.

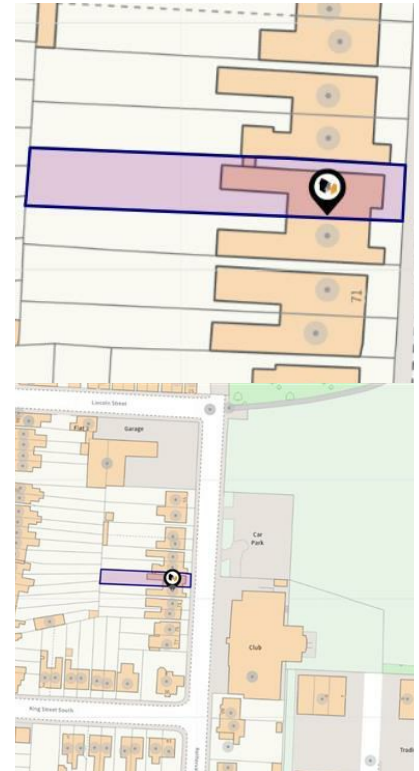
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Parkside 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 Consultant.



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

wilkins-varDY.co.uk