

wards
estate agents

The Poplars Mill Lane

Grassmoor, Chesterfield, S42 5BF

Offers over £140,000

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Offered with NO ONWARD CHAIN!

Perfect for first time buyers, young families, couples and professional investors alike!

Potential Yield of 6%pa based upon a purchase price of £145,000 and a monthly rent of £725 per month.

Well presented TWO BEDROOM SEMI DETACHED STARTER HOME which is located in this popular residential location of Grassmoor which offers a wide range of local shops and amenities, including fabulous walks and a family-friendly park. Transport links are excellent, with great access to the motorway network and highly regarded schools in the area.

Currently the property currently benefits from gas central heating with a Combi boiler which is serviced and uPVC double glazed windows. You'll love the layout; an open-plan kitchen and dining area is accompanied by a generous living room and cloakroom/WC on the ground floor with two good sized bedrooms set across the first floor complimented by a bathroom with a three-piece suite

To the rear is a low-maintenance garden with off-road parking located to the front for two vehicles. Pleasant front aspect views over the local allotments!

























Additional Information

Gas Central Heating - Worcester Bosch Combi boiler- 7 years old and annually serviced
uPVC Double Glazed Windows/facias
Gas & Electrical Certifications available
Light pendants and garden shed included
Gross Internal Floor Area - 60.9 Sq.m/ 655.6 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area-Tupton Hall School

Porch

6'2" x 2'10" (1.88m x 0.86m)

Front uPVC door leads into the porch/hallway. Door to the cloakroom and door into the dining kitchen

Cloakroom/WC

6'0" x 2'11" (1.83m x 0.89m)

Comprising of a 2 piece suite which includes a pedestal wash hand basin and low level WC.

Dining Kitchen

12'9" x 10'3" (3.89m x 3.12m)

Comprising of a range of base and wall units with complementary work surfaces, inset stainless steel sink and tiled splash backs. Integrated electric oven and gas hob with extractor fan above. Downlighting and laminated flooring.

Reception Room

13'7" x 12'9" (4.14m x 3.89m)

Family reception room with rear aspect window and door leading into the garden. Modern fire surround with electric fire. Useful under stairs storage cupboard. Stairs to the first floor accommodation.

First Floor Landing

10'0" x 2'9" (3.05m x 0.84m)

Access to the insulated loft space.









Rear Double Bedroom One

12'9" x 10'1" (3.89m x 3.07m)

Rear double bedroom with two rear aspect window.

Front Bedroom Two

10'5" x 6'7" (3.18m x 2.01m)

A second bedroom with front aspect window which have views over the allotments.

Family Bathroom

5'10" x 5'8" (1.78m x 1.73m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with mains shower and screen, pedestal wash hand basin and low level WC.

Outside

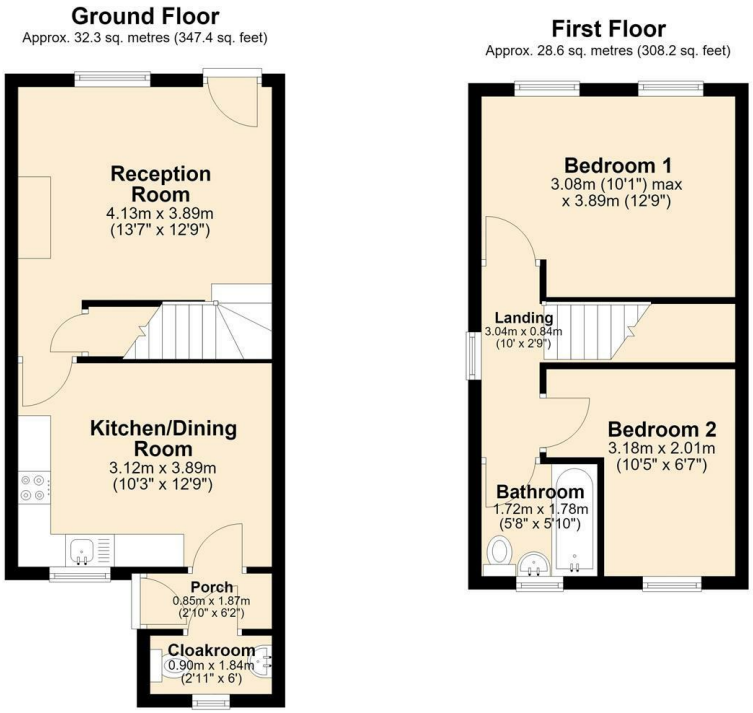
Front open plan garden with drive providing two car standing spaces. There is a rear stone paved patio and area of lawn with substantial boundaries. Garden shed included.

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. 60.9 sq. metres (655.6 sq. feet)

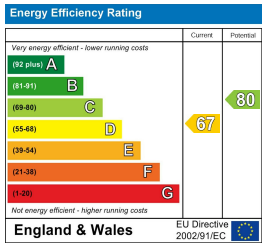
Area Map

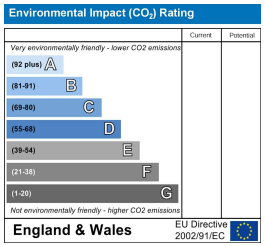


Viewing

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





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.

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