



8 Chartwell Avenue,
Wingerworth, S42 6SP

£280,000

W
WILKINS VARDY

£280,000

TWO BED DETACHED BUNGALOW - BACKS ONTO OPEN FIELDS - NO CHAIN

Offered for sale with no upward chain, this detached bungalow presents an excellent opportunity for buyers looking to personalise a property to their own taste, with some cosmetic improvement/updating required. The accommodation comprises a spacious dual aspect living room, two good sized double bedrooms, a modern shower room, separate WC and a good sized kitchen. Externally, the property benefits from a detached garage and driveway parking, together with mature gardens to both the front and rear. The rear garden enjoys a pleasant outlook, backing directly onto open fields.

An appealing opportunity to acquire a detached bungalow in a desirable setting, with scope to enhance and make it your own.

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

- DETACHED BUNGALOW REQUIRING SOME COSMETIC IMPROVEMENT/UPDATING
- TWO GOOD SIZED DOUBLE BEDROOMS
- GOOD SIZED KITCHEN
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- SPACIOUS DUAL ASPECT LIVING ROOM
- MODERN SHOWER ROOM & SEPARATE WC
- DETACHED GARAGE & DRIVEWAY PARKING
- PROPERTY BACKS ONTO OPEN FIELDS
- EPC RATING: TBC

General

Gas central heating

Mahogany effect uPVC sealed unit double glazed windows and doors

Gross internal floor area - 85.3 sq.m./918 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

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

Side Entrance Hall

Having a built-in storage cupboard.

Living Room

19'1 x 13'4 (5.82m x 4.06m)

A spacious dual aspect room having a stone effect fireplace with an inset electric fire.

Sliding patio doors overlook and open to the rear of the property.

Bedroom One

11'11 x 11'1 (3.63m x 3.38m)

A good sized front facing double bedroom.

Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

A good sized front facing double bedroom.

Separate WC

Fitted with a low flush WC.

Shower Room

6'1 x 5'3 (1.85m x 1.60m)

Being fully tiled and fitted with a modern 2-piece suite comprising a corner shower cubicle with mixer shower, and a semi recessed hand wash basin with storage below.

Chrome heated towel rail.

Tiled floor.

Kitchen

11'0 x 10'9 (3.35m x 3.28m)

A dual aspect room, fitted with some basic base and drawer units with wood work surfaces over.

Inset double bowl stainless steel sink with mixer tap.

Integrated electric double oven and hob.

Space and plumbing is provided for a washing machine.

Two built-in storage cupboards.

A uPVC double glazed entrance door opens onto the side of the property.

Outside

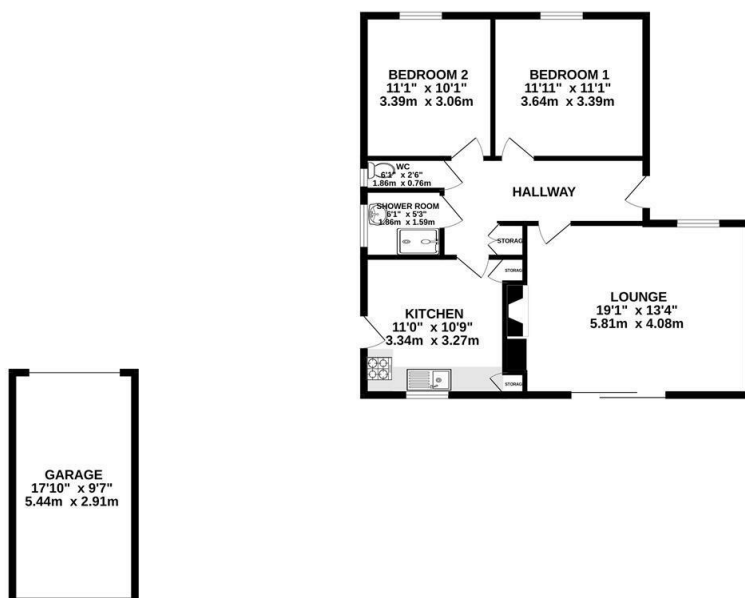
To the front of the property there is a driveway providing ample off street

parking, leading to a Detached Single Garage with electric roller door (17'10 x 9'7). There is also a front garden filled with plants and shrubs.

To the rear of the property there is a hardstanding area suitable for a seating area, and a garden with mature conifers, trees, plants and shrubs.



GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq ft. (85.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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