

198 North Wingfield Road, Grassmoor, Chesterfield, S42 5ED

DEVELOPMENT OPPORTUNITY Offers in the Region of £450,000

W.T.PARKER

EST. 1909

* DEVELOPMENT POTENTIAL * DETACHED FOUR BEDROOMED HOUSE WITH TWO ATTIC ROOMS * APPROX 0.35 ACRE * LAND TO REAR * REQUIRING FULL MODERNISATION & IMPROVEMENT * RANGE OF OUTBUILDINGS * DUAL ACCESS - NORTH WINGFIELD ROAD & HENRY STREET * PRE-APPLICATION CONSULTATION AVAILABLE

A unique opportunity to acquire a detached period home which occupies a good sized plot which includes gardens to the front and a yard/land to the rear with additional access on Henry Street.

The property requires full modernisation and improvement and boasts an excellent development opportunity for commercial or residential use (subject to the necessary consents).

The current owner has been in discussion with the local authority regarding the planning potential, further details of which are available from our office.

For further information, please contact Rachael or Lisa on 01246 232156 / residential@wtparker.com







GROUND FLOOR ACCOMMODATION

Reception Hall
With stairs to first floor and doors off to:

Lounge
13'11" x 12'4" (4.25m x 3.77m)
With window to front and side elevations.

L-Shaped Dining/Family Room
20'1" (max) x 17'1" (6.13m (max) x 5.23m)
With windows to side elevations and door to:

Kitchen
13'5" x 9'1" (4.10m x 2.78m)
With door and windows to rear elevations.

Utility/Store
Window to side elevation and door leading through to:

WC
With low flush w.c.

FIRST FLOOR ACCOMMODATION

Landing
With window to side elevation, access to roof space via pull-down loft ladder.

Bedroom One
13'11" x 12'4" (4.25m x 3.77m)

Bedroom Two
11'2" x 9'7" (3.42m x 2.93m)

Bedroom Three
9'6" x 8'3" (2.92m x 2.53m)

Bedroom Four
5'10" x 5'10" (1.78m x 1.78m)

Family Shower Room/WC
With shower enclosure, low flush w.c., wash basin and window to rear elevation.

LOFT SPACE
Accessed via a pull-down loft ladder and comprising:

Attic Room One
13'11" x 9'8" (4.26m x 2.97m)

Attic Room Two
13'11" x 10'0" (4.26m x 3.06m)

Outside
The property has a two driveways leading from North Wingfield Road, one of which leads to a double length brick built garage and the other leading to a side driveway and rear yard. There are also lawned area with borders.

To the rear of the property, there is a large concrete yard and a further brick built outbuilding with inspection pit.

There is a double gated access on Henry Street.

Tenure
The Property is understood to be Freehold

Viewing Arrangements
For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

EPC
66/D

Services
We understand all mains services are connected to the Premises.

Council Tax Banding
North East Derbyshire Band B




BUS
STOP





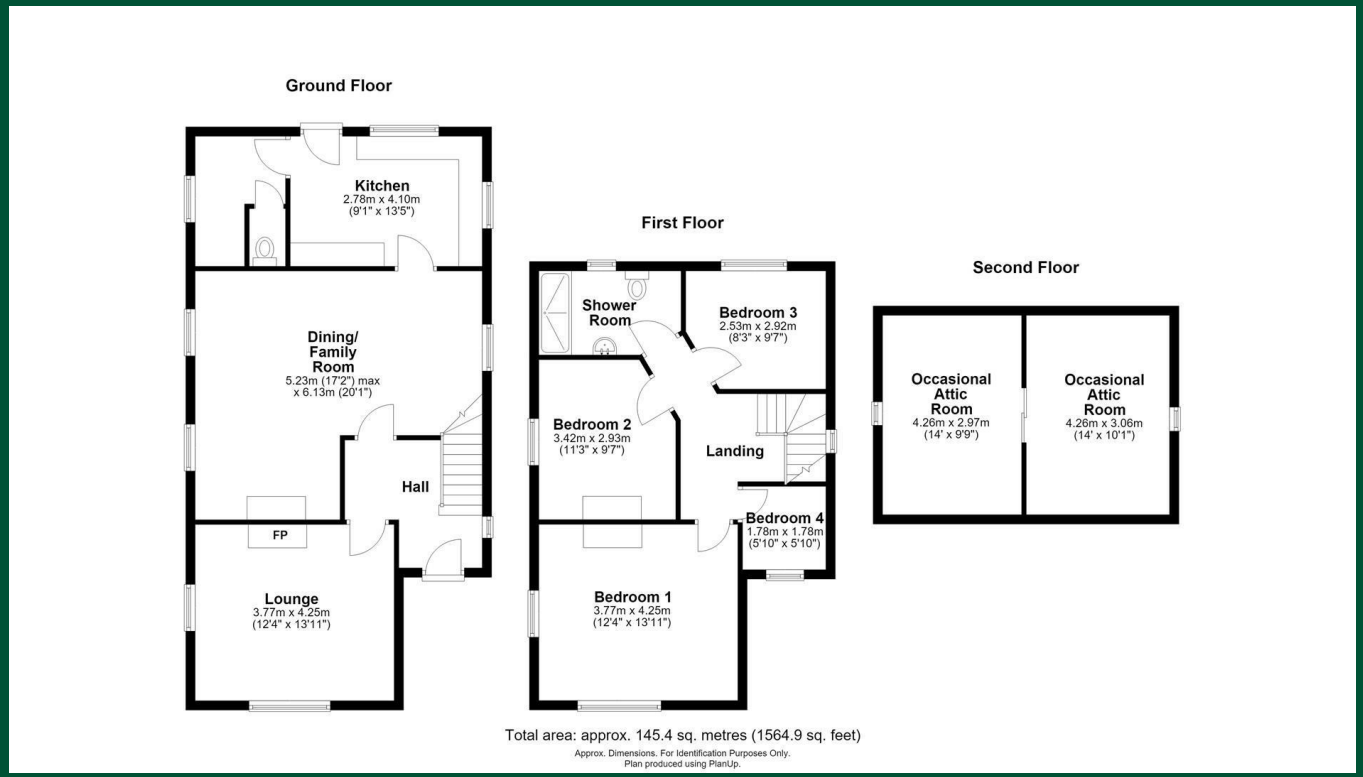


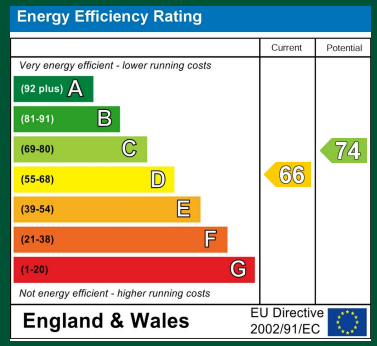
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Not to Scale. For Identification Purposes Only.

10 m
Scale 1:500 (at A4)

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