



£130,000 Freehold

211 WILLIAMTHORPE ROAD | NORTH WINGFIELD | CHESTERFIELD | S42 5NU

**BuckleyBrown**  
ESTATE AGENTS

## NOT ONE TO MISS!!

Located on Williamthorpe Road in the charming village of North Wingfield, this delightful two-bedroom end terrace house presents an excellent opportunity for first-time buyers or investors looking to purchase a home with both space and comfort. Situated in an ideal location, this home benefits from easy access to local amenities, schools and transport links.

Upon entry you are welcomed into the first reception room, a bright space and perfect for relaxing in with family after work. Through into the second reception room, currently used as a dining area, making for a perfect space to entertain friends in. To the rear of the home you will find the kitchen and a conservatory area creating extra storage space.

Heading upstairs you will find this property boasts two generously sized bedrooms, both with ample space and opportunity to make your own, while the master bedroom benefits from fitted wardrobes. To complete this floor is the spacious family bathroom.

Outside, the rear garden offers low maintenance with patio areas and artificial lawn making for easy upkeep.

This home offers space, comfort and convenience, making it one you truly don't want to miss out on, so don't miss the opportunity to make it yours own.

Call us today to view!





**Reception Room One 13'3" x 11'6"**  
Allowing access into the property, central heating radiator and window to the front elevation.

**Reception Room Two 13'3" x 13'4"**  
Feature fireplace and windows to the side and rear elevation.

**Kitchen 7'4" x 9'2"**  
Matching wall and base units with complimentary worktop over. Inset sink and drainer and space for appliances. Central heating radiator and window to the rear elevation.

**Conservatory Area 5'3" x 9'2"**  
With window surround, central heating radiator and space for appliances.



**Bedroom One 11'2" x 11'6"**  
With built in wardrobes and window to the front elevation.

**Bedroom Two 9'5" x 13'7"**  
With window to the rear elevation.

**Bathroom 7'4" x 9'2"**  
Complete with low flush WC, hand wash basin, bath and shower. Window to the rear elevation.

**Outside**  
With patio and artificial lawned area's creating a low maintenance rear garden.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
68		70	

EU Directive 2002/91/EC

**England & Wales**

211 WILLIAMTHORPE ROAD  
NORTH WINGFIELD  
CHESTERFIELD  
S42 5NU



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**B**  
**BuckleyBrown**  
ESTATE AGENTS