



48 Langer Lane,
Chesterfield, S40 2JG

£159,950

W
WILKINS VARDY

£159,950

ATTRACTIVE BAY FRONTED SEMI WITH 100 FT. SOUTH FACING GARDEN

This delightful three bedroomed semi detached house offers 954 sq.ft. of accommodation which includes two good sized reception rooms, and an extended kitchen offering scope to modernise and improve to create a fantastic family home in this popular residential area.

With a fantastic south facing rear garden extending to approximately 100 Feet, the property is well placed for routes into Wingerworth, Clay Cross and is only 1½ miles from the Town Centre.

- Bay Fronted Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Garage & Off Street Parking
- NO CHAIN
- Cosmetic Improvement Required
- Kitchen & Conservatory
- Property Tour Video Available
- South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
Majority uPVC double glazed windows
Gross internal floor area - 88.6 sq.m./954 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

Wooden double doors open into an ...

Entrance Porch

Having the original front door with leaded glass pane opening into the ...

Entrance Hall

Having a picture rail and staircase rising to the First Floor accommodation.

Dining Room

11'11 x 11'9 (3.63m x 3.58m)
A good sized bay fronted reception room. Two sliding glazed doors open to give access into the ...

Living Room

12'3 x 11'9 (3.73m x 3.58m)
A second good sized reception room having a feature fireplace with electric fire. A wooden framed single glazed door opens into the ...

Wooden Framed Single Glazed Conservatory

Having a door opening onto the rear of the property.

Kitchen

15'0 x 7'7 (4.57m x 2.31m)
Being part tiled and fitted with a basic range of wall, drawer and base units with work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for freestanding cooker and a fridge/freezer.
A door gives access to a useful under stair pantry.
There is also a wall mounted gas fire.
A wooden framed glazed door opens onto the side of the property.

On the First Floor

Landing

Having a picture rail.

Bedroom One

12'2 x 11'9 (3.71m x 3.58m)
A rear facing double bedroom.

Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)
A front facing double bedroom having two built-in wardrobes.

Bedroom Three

7'6 x 7'4 (2.29m x 2.24m)
A front facing single bedroom.

Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC.
Built-in airing cupboard housing the gas combi boiler.
The loft access hatch is also sited in this room.

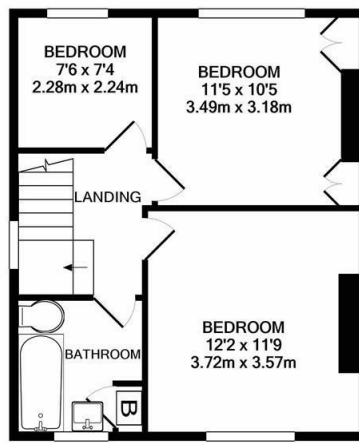
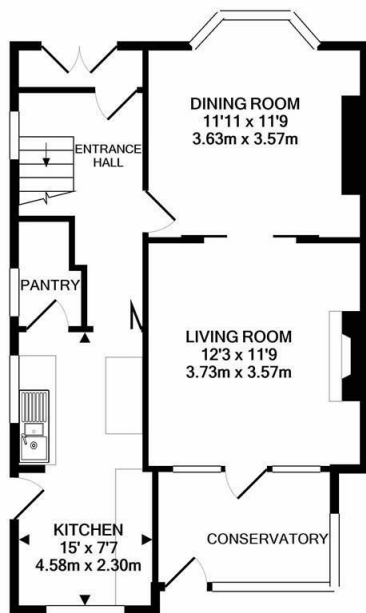
Outside

To the front of the property there is a low maintenance garden with shrubs, alongside a concrete drive providing off street parking.

The drive continues down the side of the property (restricted access) to a detached wooden framed single garage.

The enclosed low maintenance south facing rear garden extends to approximately 100 feet in length and comprises of a hardstanding area, paved patio and pebble beds with further hardstanding area beyond.





1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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 illustrative purposes only and should be used as such by 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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, gas fire, 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.

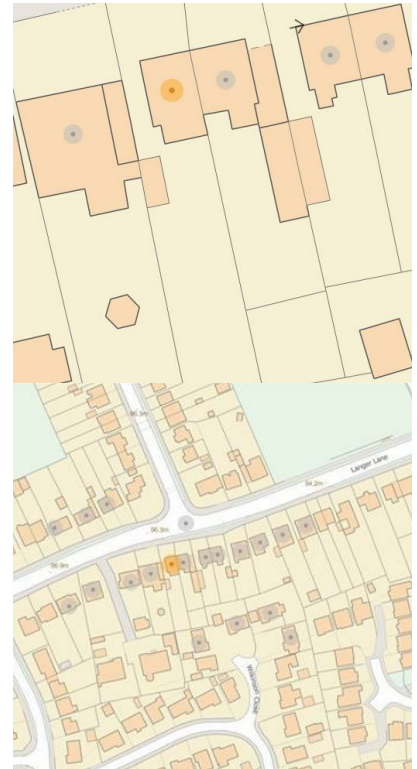
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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