



9 Merrick Close,
Loundsley Green, S40 4NH

£189,950

W
WILKINS VARDY

£189,950

GREAT VALUE FAMILY HOME

This superb three double bedroomed semi detached house offers generously proportioned accommodation with scope to modernise and add value, whilst also having a single garage and a large enclosed landscaped rear garden.

The property is located on this quiet cul-de-sac, within walking distance from the shops and park at Loundsley Green, whilst being less than 1½ miles from the Town Centre.

- Generously Proportioned Family Home
- Cul-de-Sac Position
- Two Reception Rooms
- Three Good Sized Double Bedrooms
- Shower Room & Separate WC
- Close to Shops and Parks
- NO CHAIN
- Low Maintenance Gardens
- Integral Garage & Off Street Parking
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors (except Pantry window)
Gross internal floor area - 108.4 sq.m./1167 sq.ft. (including Garage)
Council Tax Band - C
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Hall

Fitted with solid wood flooring and having a built-in storage cupboard.
A staircase rises to the First Floor accommodation.

Dining Room

10'6 x 9'5 (3.20m x 2.87m)
A good sized front facing reception room with double sliding doors opening to the ...

Living Room

14'4 x 11'11 (4.37m x 3.63m)
A generous rear facing reception room having a feature stone fireplace with fitted gas fire.

Kitchen

11'8 x 9'8 (3.56m x 2.95m)
Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over
Single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.
Vinyl flooring.
A door gives access to a useful pantry.
A uPVC double glazed entrance door opens onto the side of the property.

On the First Floor

Landing

With loft access hatch and a built-in cupboard.

Bedroom One

14'0 x 11'11 (4.27m x 3.63m)
A generous front facing double bedroom.

Bedroom Two

12'11 x 9'7 (3.94m x 2.92m)
A good sized rear facing double bedroom having a built-in cupboard.

Bedroom Three

12'1 x 8'6 (3.68m x 2.59m)
A good sized front facing double bedroom.

Shower Room

Fitted with a 2-piece white suite comprising of a walk-in shower bath with electric shower over and semi inset wash hand basin with vanity unit below.
Vinyl flooring.

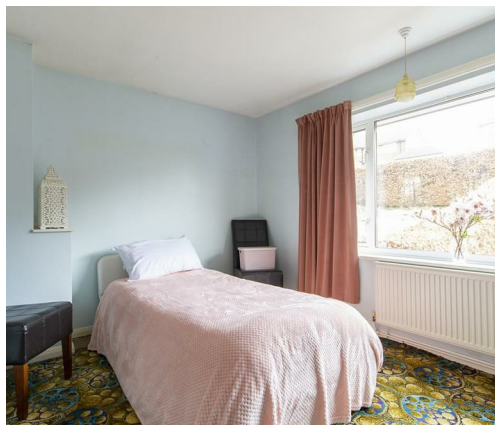
Separate WC

Fitted with vinyl flooring and having a low flush WC.

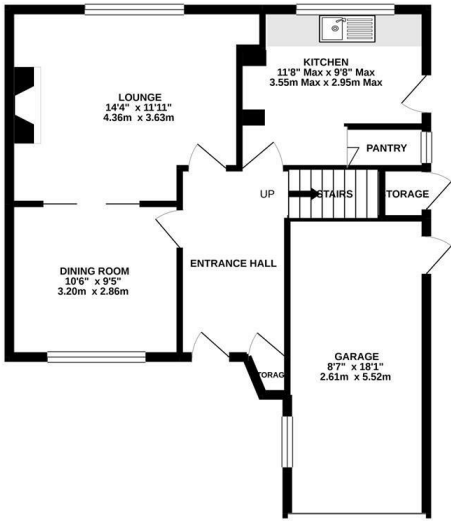
Outside

To the front of the property there is a lawned garden with planted beds and borders, alongside a concrete drive providing off street parking, leading to the integral single garage having light and power.

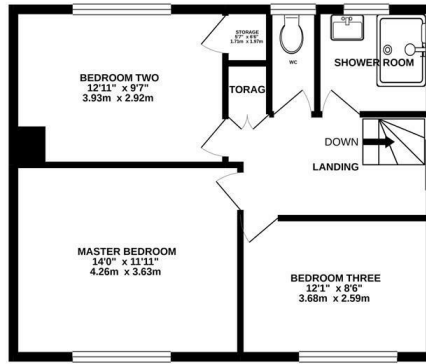
A gate gives access to the side and rear of the property where there is a covered porch and a door to an integral store, together with a low maintenance tiered garden comprising of paved seating areas, planted beds and borders with trees and a greenhouse.



GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		80
(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		59
(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

Relocation agent network

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, shower unit, plumbing installations, and electrical 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.

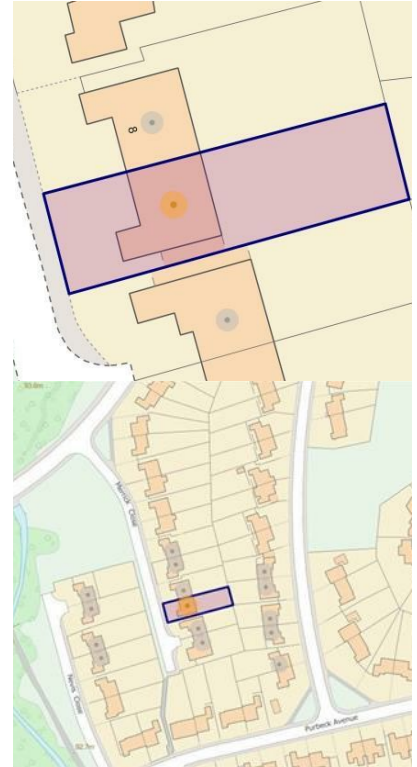
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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 Consultants.



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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