

43 Adlington Avenue,
Wingerworth, S42 6NQ

£139,950

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WILKINS VARDY

£139,950

SUPERB FAMILY HOME WITH LARGE ENCLOSED EAST FACING REAR GARDEN

This delightful three bedroomed semi detached house offers well ordered and generously proportioned accommodation, which includes three good sized bedrooms and a large open plan dining kitchen, together with plenty of storage, a ground floor WC and large enclosed rear garden.

The property is located in this well regarded residential area, being well placed for routes into Clay Cross, the Town Centre, and towards the M1 Motorway.

- Delightful Family Home
- Open Plan Dining Kitchen
- Three Bedrooms
- Off Street Parking
- Good Sized East Facing Rear Garden
- Good Sized Living Room
- Side Porch with Two Stores & WC
- Family Bathroom
- EPC Rating: E

General

Gas central heating (Baxi Bermuda Back Boiler)
uPVC double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 96.4 sq.m./1037 sq.ft. (including storage)
Council Tax Band - A
Sky Broadband - 39 Mbs
Secondary School Catchment Area - Tupton Hall School

Note:- It is understood that this property is steel framed. These house types are considered a suitable security by most mortgage lenders, although the purchaser may have to have a structural survey done as part of a mortgage application. Buyers should seek advice from their mortgage advisor prior to making any formal offers.

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Fitted with Karndean flooring and having a built-in under stair store. A staircase rises to the First Floor accommodation.

Living Room

13'1 x 12'0 (3.99m x 3.66m)

A good sized front facing reception room having a feature fireplace with wood surround, marble inset and hearth and fitted coal effect gas fire.

Open Plan Kitchen/Dining Room

Kitchen

11'6 x 9'4 (3.51m x 2.84m)

Being part tiled in metro tiles and fitted with a range of black hi-gloss wall, drawer and base units with complementary work surfaces over Inset Belfast sink with mixer tap.

Integrated appliances to include a dishwasher and microwave oven.

Space is provided for a range cooker having a fitted extractor hood over.

Karndean flooring.

A door gives access to a useful pantry, and a uPVC double glazed door gives access to a side porch.

Dining Area

11'4 x 8'3 (3.45m x 2.51m)

Fitted with Karndean flooring and having space for a fridge/freezer.

Side Porch

Having glazed doors giving access onto the front and rear of the property.

There are also doors to two useful storage areas, and a further door giving access to a ...

Downstairs WC

Fitted with a low flush WC.

On the First Floor

Landing

Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

A generous front facing double bedroom, fitted with laminate flooring and having a built-in airing cupboard housing the hot water cylinder.

Bedroom Three

9'11 x 9'7 (3.02m x 2.92m)

A front facing single bedroom.

Bedroom Two

13'10 x 7'10 (4.22m x 2.39m)

A good sized rear facing double bedroom with loft access hatch.

Family Bathroom

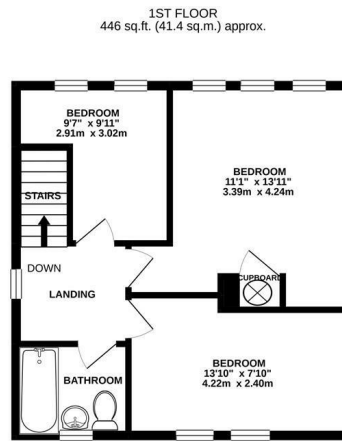
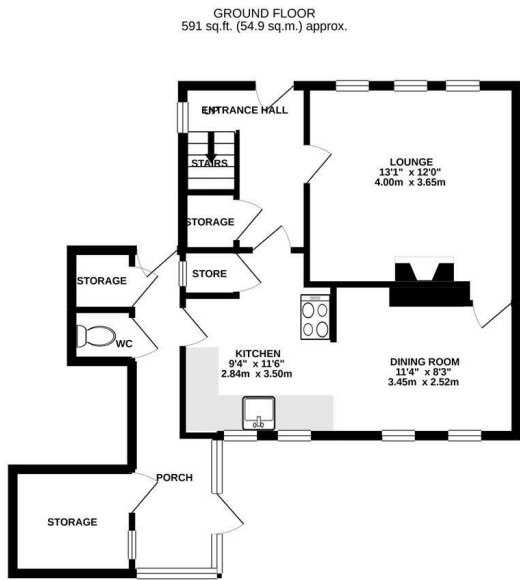
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen, electric shower over and centre bath/shower mixer tap, pedestal wash hand basin and a low flush WC. Karndean flooring.

Outside

To the front of the property there is a block paved drive providing off street parking.

The enclosed east facing rear garden comprises of a covered seating area and a good sized lawn with vegetable plot. There are also two garden sheds.





TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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		
(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

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, kitchen appliances, 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 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 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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