



1 Darlington House Wylam Close,
Clay Cross S45 9TR

£95,000

W
WILKINS VARDY

£95,000

IDEAL STARTER HOME OR RETIREMENT PROPERTY - PROPERTY TOUR VIDEO AVAILABLE

This delightful two double bed roomed, two 'bathroomed' ground floor flat offers well ordered accommodation which includes two modern bathrooms, a good sized living room with two windows, and a separate kitchen. With its own ground floor entrance, and allocated off street parking, this would suit a young person or someone wanting to downsize.

The property is located on this popular residential estate, being well placed for the various amenities in Clay Cross and ideally positioned for routes into Chesterfield and towards the M1 Motorway.

- Ideal First Home or Retirement Property
- Ground Floor Flat
- Good Sized Living Room
- Kitchen
- Two Double Bedrooms
- En Suite & Family Bathroom
- Allocated Parking Space
- EPC Rating: C
- Convenient Location

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 53.6 sq.m./577 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into an ...

Entrance Hall

Fitted with vinyl flooring and having a door to a useful built-in storage cupboard.

Living Room

16'11 x 11'3 (5.16m x 3.43m)
A good sized reception room fitted with vinyl flooring and having two windows overlooking the front of the property.
An opening leads through into the ...

Kitchen

9'11 x 6'0 (3.02m x 1.83m)
Being part tiled and fitted with a range of wall and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer or under counter fridge.
Vinyl flooring.

Inner Hall

Bedroom One

13'6 x 8'1 (4.11m x 2.46m)
A good sized front facing double bedroom. A door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Bedroom Two

9'3 x 6'10 (2.82m x 2.08m)
A rear facing double bedroom fitted with vinyl flooring and having a uPVC double glazed door which opens onto the rear of the property.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
Built-in storage cupboard.
Vinyl flooring.

Outside

Steps to the front of the property lead up to the front entrance door.

A path gives access to the side and rear of the property where there is a bin storage area and an allocated parking space.

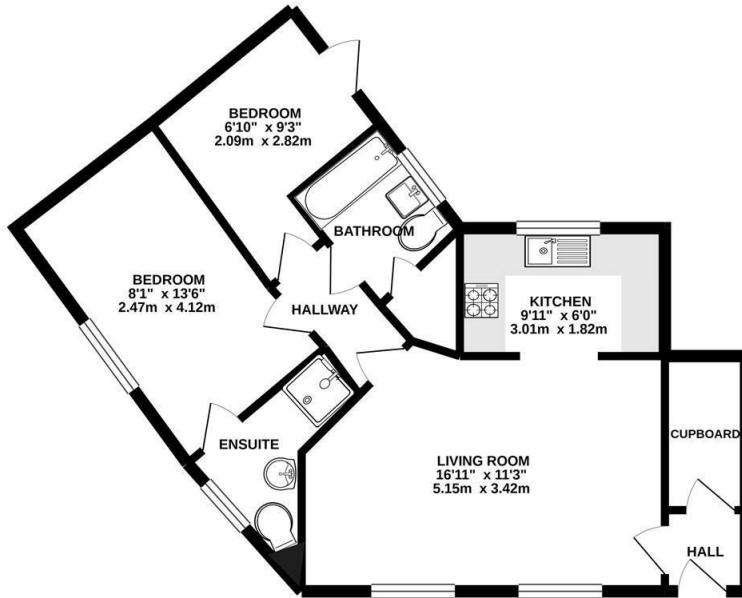
Additional Information

The property is Leasehold.

Lease Term: 200 Years from 19/10/2018.
Service Charge: £150 per annum.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq ft. (53.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, 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**

wilkins-varDY.co.uk