



8 Wardgate Way, Chesterfield, Derbyshire, S40 4SL

Saxton Mee

8 Wardgate Way

Offers Around

£125,000

Being perfect for first time buyers or a young family being conveniently located close to local shops, schools, doctors surgery and Holmebrook Valley Park is this well presented three bed roomed house which benefits from UPVC double glazing and gas central heating from a Worcester combi boiler.

Having been recently decorated with newly laid laminate flooring to the lounge and dining room, the property briefly comprises: entrance lobby with stairs rising to the first floor, lounge, separate dining room, kitchen with built in double oven, landing, two double bedrooms and one single bedroom. Bathroom with shower over the bath and separate WC.

Outside is a lawned front garden, enclosed rear garden with artificial grass and timber shed.



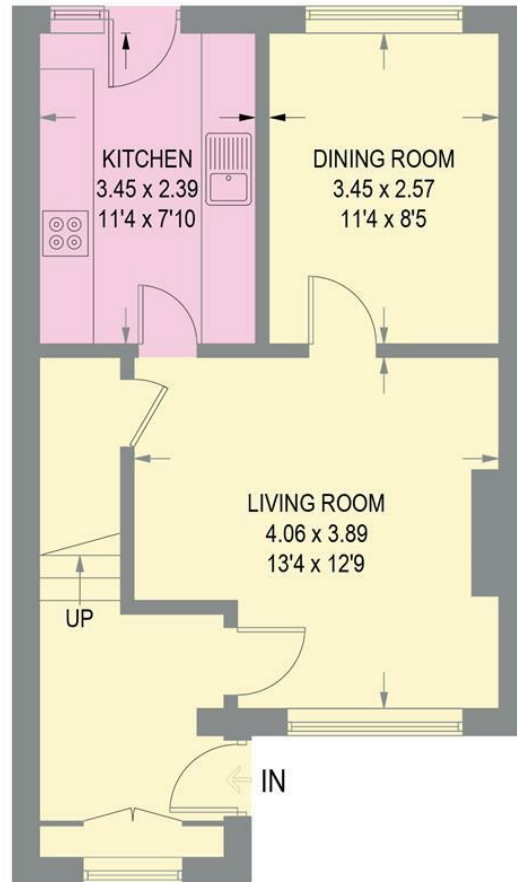
- Three Bedrooms
- End terrace with gardens to front and rear
- Ideally placed for shops, schools and regular bus service into Chesterfield
- Walking distance of Holmebrook Valley park
- Easy reach of Linacre Reservoir and the peak district
- Gas central heating via combi boiler
- UPVC double glazing
- EPC - tbc
- Council Tax Band A - Freehold
- Viewing via Dronfield office



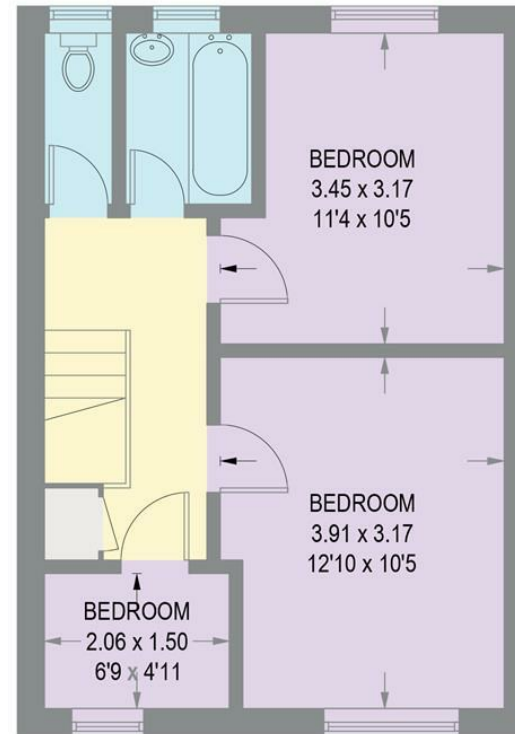


8 WARDGATE WAY

APPROXIMATE GROSS INTERNAL AREA = 80.1 SQ M / 862 SQ FT



GROUND FLOOR
41.9 SQ M / 451 SQ FT



FIRST FLOOR
38.2 SQ M / 411 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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