



27 Frederick Street,
Grassmoor, S42 5AR

£119,950

W
WILKINS VARDY

£119,950

BEAUTIFULLY PRESENTED AND GREAT VALUE FAMILY HOME

This superbly presented three bedroomed mid terraced house offers an impressive 1095 sq.ft. of stylish and generously proportioned accommodation over three storeys, which includes three good sized bedrooms and two good sized reception rooms, together with a generous low maintenance landscaped south west facing rear garden offering scope to create off street parking (subject to obtaining all necessary consents).

The property is located in this popular residential area, within walking distance from a range of good local amenities and ideally placed for accessing Grassmoor Country Park and for routes into Chesterfield Town Centre and towards the M1 Motorway.

- Ideal First Time Buyer Property
- Mid Terraced House
- Two Reception Rooms
- Fitted Kitchen
- Three Double Bedrooms
- Spacious Family Bathroom
- EPC Rating: E
- Attractive Low Maintenance Rear Garden

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 101.7 sq.m./1095 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

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

Living Room

12'10 x 11'3 (3.91m x 3.43m)

A good sized front facing reception room, spanning the full width of the property and having a feature marble fireplace with electric fire.

Dining Room

12'10 x 12'5 (3.91m x 3.78m)

A second good sized rear facing reception room fitted with laminate flooring and having an ornamental fireplace.

A door gives access to a useful under stair store cupboard, and a further door gives access to the staircase which rises to the First Floor accommodation.

Kitchen

12'6 x 6'10 (3.81m x 2.08m)

Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge, freezer, electric double oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for an automatic washing machine.

Tiled floor.

A uPVC double glazed door opens to a ...

uPVC Double Glazed Rear Porch

With a uPVC double glazed door opening onto the rear of the property.

On the First Floor

Landing

With a door giving access to a staircase which rises to the Second Floor accommodation.

Bedroom One

12'10 x 11'3 (3.91m x 3.43m)

A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

9'7 x 9'2 (2.92m x 2.79m)

A rear facing double bedroom having a built-in under stair store cupboard and built-in overhead storage units.

Spacious Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, semi pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the gas combi boiler.

Chrome heated towel rail.

Vinyl flooring.

On the Second Floor

Attic Bedroom

16'6 x 12'10 (5.03m x 3.91m)

A good sized double bedroom with three Velux windows.

Note - It is understood that the conversion works were carried out before 2000. It is also our understanding that any Building Control records prior to 2007 were lost by the Local Authority. Whilst we are unable to confirm Building Control approval, the attic conversion was inspected by a Chartered Building Surveyor in 2018, and no specific concerns were raised. A copy of the report can be made available to any interested parties.

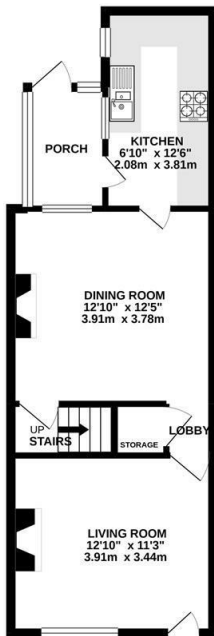
Outside

On street parking is available in the area.

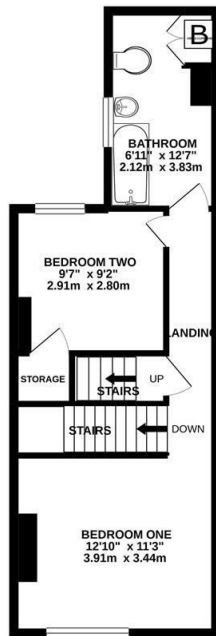
To the rear of the property there is an attractive, enclosed south west facing garden which comprises of a seating area and artificial lawn with paved path and decorative pebbled side borders. Beyond here there is a hardstanding area for a garden shed and a gate giving access to a rear service road. It is thought possible that there may be potential to create off street parking, although you should make your own enquiries as to access rights and any restrictions which might exist on this private service road.



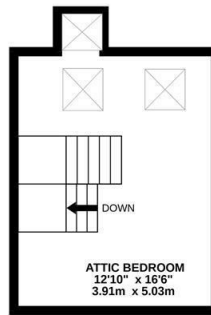
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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.
Made with Memphis ©2021.

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric 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.

Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---|-------------------------|-----------|
| (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 (CO₂) Rating

| Very environmentally friendly - lower CO2 emissions | Current | Potential |
|---|-------------------------|-----------|
| (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 CO2 emissions | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |



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