



64 Gower Crescent,  
S40 4LS

GUIDE PRICE

£132,500

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WILKINS VARDY

## GUIDE PRICE

# £132,500

ATTRACTIVE SEMI WITH LOTS OF POTENTIAL

GUIDE PRICE £132,500 - £135,000

This well proportioned two double bedroomed semi detached house offers generously proportioned accommodation which would benefit from a scheme of modernisation and improvement to create a fantastic first home or investment property.

Sitting on a good sized plot with potential to create off street parking, the property is well placed for accessing the nearby shops and park at Loundsley Green, whilst being only 1.5 miles from the town centre.

- Attractive Semi Detached House
- Two Double Bedrooms
- Cloaks/WC
- Shower Room & Separate WC
- Good Sized Enclosed Rear Garden
- Poplar & Convenient Location
- NO CHAIN
- EPC Rating: D

### General

Gas central heating (Potterton Precision Boiler)  
uPVC double glazed windows (apart from the pantry window)  
Gross internal floor area - 76.6 sq.m./825 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Outwood Academy Newbold

### On the Ground Floor

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

### Entrance Hall

With staircase rising to the First Floor accommodation and a built in understairs storage cupboard.

### Living Room

12'7 x 12'11 (3.84m x 3.94m)

A good sized reception room, overlooking the front of the property, with a wooden fire surround, marble effect inset, hearth and being fitted with a gas fire.

### Kitchen/Diner

13'3 x 9'5 (4.04m x 2.87m)

Being fitted with a range of light coloured wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space for a cooker and fridge/ freezer plus space and plumbing for an automatic washing machine.

Built in pantry.

A single glazed door gives access to the..

### Rear Entrance Hall

### Cloakroom/WC

Having a two piece suite comprising of wash hand basin and a low flush WC.

### On the First Floor

### Landing

Having the loft access hatch and a built in cupboard housing the gas boiler.

### Bedroom One

12'6 x 13'0 (3.81m x 3.96m)

A front facing double bedroom having a built in wardrobe and airing cupboard which houses the hot water tank.

### Bedroom Two

12'8 x 9'5 (3.86m x 2.87m)

A rear facing double room.

### Shower Room

Being part tiled and fitted with a walk in shower unit with an electric shower, pedestal wash hand basin and waterproof flooring.

### Separate WC

Having a low flush WC.

### Outside

To the front of the property there is a lawned garden and a paved path which leads down the side of the property.

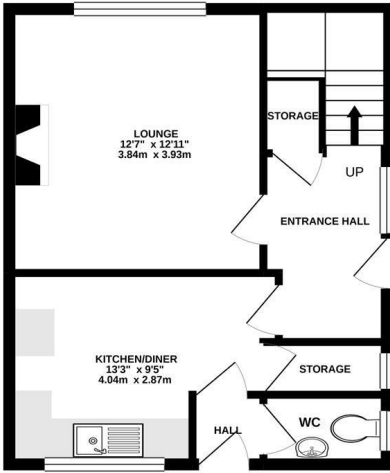
A gate gives access to the rear of the property, where there is a paved patio with a lawned area beyond and a brick outbuilding.



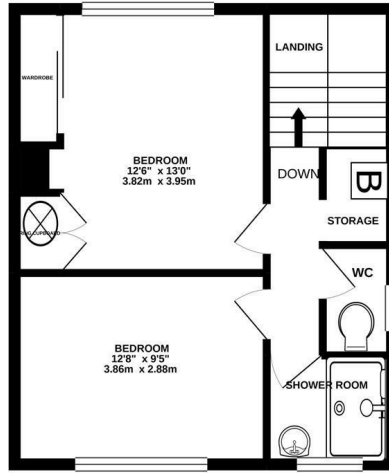




**GROUND FLOOR**  
411 sq.ft. (38.2 sq.m.) approx.

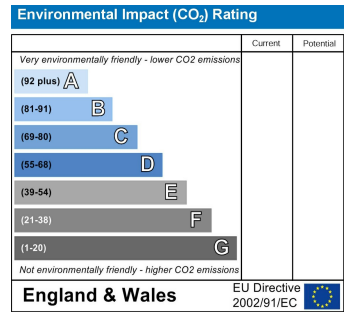
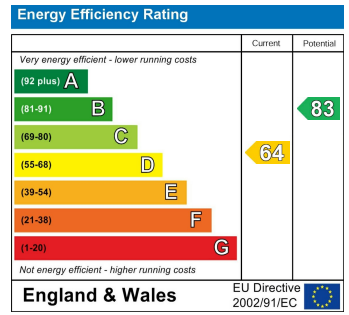


**1ST FLOOR**  
414 sq.ft. (38.4 sq.m.) approx.



**TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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