



111 Station Road,
North Wingfield, S42 5JQ

OFFERS IN THE REGION OF

£130,000



WILKINS VARDY

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£130,000

A FAMILY HOME WITH OPEN VIEWS TO THE REAR!

Residing in the Village location of North Wingfield is this contemporary styled three bedroomed semi detached property. Within close Proximity to Tupton Hall Secondary School, this is an ideal home for First time buyers and families alike! The property comprises of an entrance hall, Lounge, Breakfast kitchen with some appliances, three bedrooms and a family bathroom. The property benefits further from off road parking and a garden to the rear.

- Three Bedroomed Semi
- Breakfast Kitchen
- Family Bathroom
- Off Road Parking
- EPC Rating ~
- Lounge
- Downstairs Cloakroom/WC
- Gas Central Heating
- Low Maintenance Rear Garden

General

Gas Central Heating
Part uPVC Double Glazed Windows and Doors
Current Energy Band -
Gross Internal Floor Area 70.3 sq m/750 sq ft
Council Tax Band –
Secondary School Catchment Area – Tupton Hall

On the Ground Floor

Entrance Hall

Having the staircase leading to the First Floor Accommodation.

Lounge

15'1 x 11'10 (4.60m x 3.61m)
A generous reception room with windows to the front and side elevation.

Cloakroom/WC

Having a low flush WC and pedestal wash hand basin.

Breakfast Kitchen

14'11 x 9'11 (4.55m x 3.02m)
Being part tiled and fitted with a range of Walnut fronted wall, base and drawer units with complementary worksurfaces over, including a breakfast bar. There is an Inset single bowl, stainless steel sink unit with mixer tap. Integrated oven, hob and extractor fan with metro tiled splash backs. There is space and plumbing for an automatic washing machine and space for a tumble drier. There is space for a fridge/freezer.
uPVC double glazed French doors lead out onto the rear garden.

On the First Floor

Landing

Having loft hatch access.

Bedroom One

13'1 x 11'11 (3.99m x 3.63m)
A double room overlooking the front of the property with a built in overstairs cupboard and a door leading into the Bathroom.

Bedroom Two

8'11 x 6'1 (2.72m x 1.85m)
A double room overlooking the rear of the property.

Bedroom Three

8'8 x 5'8 (2.64m x 1.73m)
A single room overlooking the rear of the property.

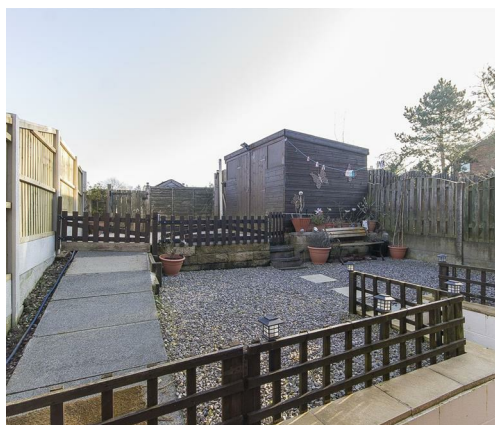
Bathroom

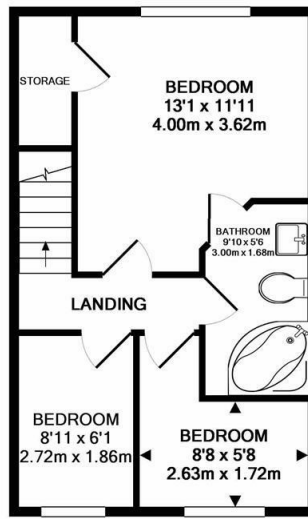
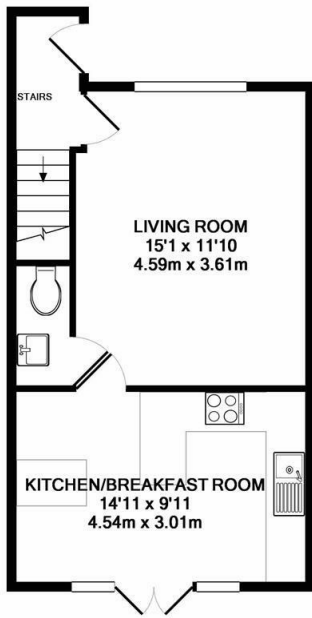
9'10 x 5'6 (3.00m x 1.68m)
Being part tiled and containing a white suite comprising corner bath with shower from taps, low flush WC and pedestal wash hand basin

Outside

To the front is a driveway and a path leads down the side of the property leading onto the rear garden

The rear garden is enclosed with steps leading upto a gravelled area with a paved patio beyond.





GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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.

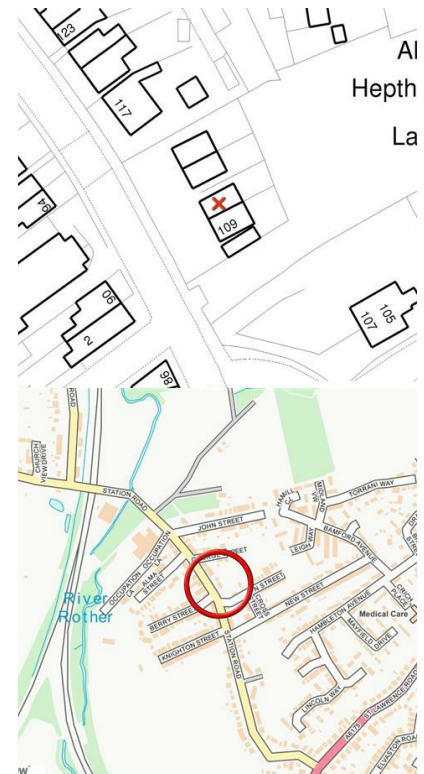
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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