



89 Church Lane,
North Wingfield S42 5HR

OFFERS IN EXCESS OF

£69,950



WILKINS VARDY

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£69,950

CALLING ALL INVESTORS!!

Ready to make your own is this Two bedroomed, mid terraced property. Situated in the popular village of North Wingfield, the property offers fantastic links to the M1 Gateway, Chesterfield and Mansfield. The property briefly comprises of a lounge, dining room, kitchen, Two bedrooms, a family bathroom and gardens to the rear. Offered to the market with No upward chain.

- Two Bedroomed Mid Terrace
- Dining Room
- Three Piece Bathroom Suite
- uPVC Double Glazing
- NO CHAIN
- Lounge
- Kitchen
- Gas Central Heating
- Enclosed Rear Garden
- EPC Rating ~ D

General

Gas Central Heating
uPVC Double Glazed Windows and Doors
Gross Internal Floor Area sq m/sq ft
Council Tax Band – A
Secondary School Catchment Area – Tupton Hall

On the Ground Floor

uPVC double glazed entrance hall leads into

Lounge

12'6 x 11'6 (3.81m x 3.51m)

A good sized reception room overlooking the front of the property having a dado rail and wooden fire place with marble effect inset and hearth and fitted with a gas fire.

Open access through to the

Dining Room

9'5 x 8'10 (2.87m x 2.69m)

Having a dado and a door giving access to the cellar are.

A door leads into the

Rear Entrance Hall

With the staircase leading to the First Floor Accommodation and a door leading onto the rear of the property,

Kitchen

9'5 x 7'1 (2.87m x 2.16m)

Being part tiled and fitted with a range of matching wall, base and drawer units with complementary worksurfaces over,

Inset 1 1/2 bowl stainless steel sink unit with mixer tap and mixer tap.

There is space for a cooker and space and plumbing for an automatic washing machine.

Bathroom

Being part tiled and containing a white suite comprising panelled bath with shower from the taps, low flush WC and pedestal wash hand basin.

On the First Floor

Landing

Bedroom One

12' x 11'6 (3.66m x 3.51m)

A double room overlooking the front of the property with two fitted wardrobes either side of the chimney breast.

Bedroom Two

9'4 x 8'10 (2.84m x 2.69m)

A small double room overlooking the rear of the property with the loft hatch access.

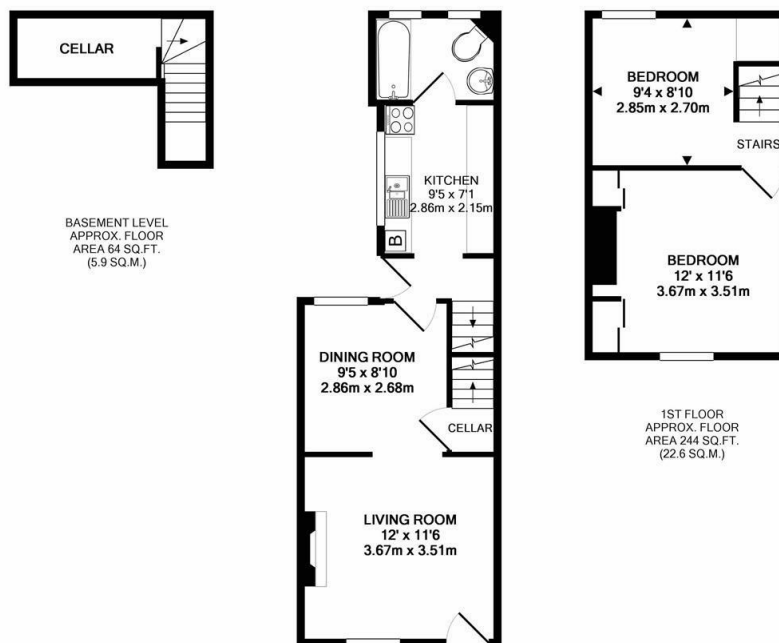
Outside

There are shared steps giving access to the front of the property.

The low maintenance front garden is gravelled.

To the rear of the property is an enclosed decked area.





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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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