





9 Pennine Way, Grassmoor, S42 5BN

£125,000



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AFFORDABLE FAMILY HOME WITH SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this delightful four bedroomed end terraced house offering generously proportioned and neutrally presented accommodation. together with off street parking and a south facing rear garden.

The property is situated in an established residential area, conveniently situated for the local amenities in Grassmoor and Clay Cross.

- End Terraced House
- Four Bedrooms

Lounge

- Dining Kitchen
- Rear Porch/Utility
- Ground Floor Bathroom
- First Floor WC
- Gas Central Heating and uPVC
 - Double Galzing
- Ample Off Road Parking
- EPC Rating- D

General

Gas Central Heating

uPVC Double Glazed Windows and Doors

Gross Internal Floor Area 87.5 sq m/941 sq ft

Council Tax Band – A

Secondary School Catchment Area – Tupton Hall

On the Ground Floor

A uPVC double glazed entrance door leads into a....

Porch/Utility

Having space and plumbing for an automatic washing machine.

Dining Kitchen

20'8 x 8'5 (6.30m x 2.57m)

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

Inset single drainer stainless steel sink unit with mixer tap.

There is a built in oven with four ring gas hob and extractor over, plus space for an under counter fridge/freezer.

There is space for a dining table and laminate flooring.

Rear Entrance Hall

Having the staircase rising to the First Floor accommodation and an understairs storage area.

Lounge

13'9 x 10'6 (4.19m x 3.20m)

A good sized reception room overlooking the rear of the property featuring a wooden fire surround with marble effect inset, heath and fitted with a coal effect gas fire.

Ground Floor Bathroom

Being part tiled and fitted with a white suite comprising panelled bath with electric shower over, built in WC and wash hand basin.

There is a heated towel rail and vinyl flooring.

On the First Floor

Landing

Having the loft access hatch with a retractable ladder. $\,$

Bedroom One

11'10 x 10'5 (3.61m x 3.18m)

A double room overlooking the rear of the property.

Bedroom Two

10'6 x 10'6 (3.20m x 3.20m)

A double room overlooking the front of the property.

Bedroom Three

9'10 x 7'6 (3.00m x 2.29m)

Another double room overlooking the rear of the property.

Bedroom Four

8'6 x 6'7 (2.59m x 2.01m)

A single room overlooking the front of the property.

Separate WC

Having a low flush WC and wash hand basin.

Outside

To the front of the property there is a tarmac driveway providing off road parking beyond which is a gravelled area ideal for parking or caravan storage. There are two attached brick built useful stores.

The rear garden is enclosed with a paved patio and lawn beyond with central paved path and garden shed.











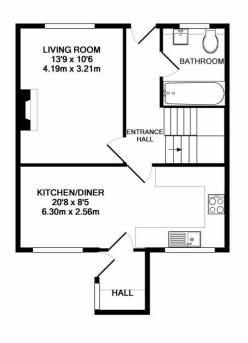


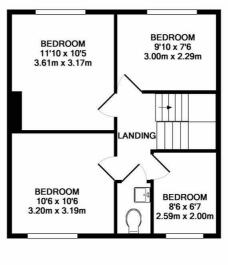












1ST FLOOR APPROX. FLOOR AREA 453 SQ.FT. (42.1 SQ.M.)

GROUND FLOOR APPROX. FLOOR AREA 489 SQ.FT. (45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.5 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 Made with Metropix ©2019

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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.



Energy Efficiency Rating

Not energy efficient - higher running cost

England & Wales

(69-80

(92 plus) 🛕

(69-80)

80

78

62

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**