



8 Mountcastle Street,
Chesterfield, S41 8TY

GUIDE PRICE

£100,000

W
WILKINS VARDY

GUIDE PRICE

£100,000

GUIDE PRICE: £100,000 to £105,000 - IDEAL FIRST TIME BUYER/INVESTOR PROPERTY

Offered for sale with no upward chain is this two bedroomed mid terraced house offering 822 sq.ft. of well ordered and tastefully appointed accommodation, including two reception rooms, a good sized kitchen and a 'Jack and Jill' bathroom.

The property is conveniently situated in this popular residential area, well placed for the local amenities on Whittington Moor and for commuter links to Chesterfield, Dronfield and Sheffield.

- Mid Terraced House
- Two Reception Rooms
- Good Sized Kitchen
- Utility Area & WC
- Two Double Bedrooms
- 'Jack & Jill' Bathroom
- Low Maintenance Rear Garden
- Convenient Location
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Imini 24 Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 76.4 sq.m./822 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Living Room

A front facing reception room, spanning the full width of the property and having a wall mounted electric fire with a small stone hearth below.
There is a full height built-in cupboard to one of the alcoves.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'5 x 12'2 (4.09m x 3.71m)
A good sized rear facing reception room, again spanning the full width of the property, having a feature fireplace and a squared opening leading through into the Kitchen.
A door gives access to steps which lead down into the Cellar.

Kitchen

11'7 x 9'7 (3.53m x 2.92m)
Fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands, including an inset single drainer stainless steel sink.
Space and plumbing is provided for an automatic washing machine, and there is space for a freestanding cooker and fridge/freezer.
Vinyl flooring and skylight.

Utility Area/Rear Entrance Hall

With a door giving access to the rear of the property, and a bi-fold door leading into the ...

WC

With a low flush WC.

On the First Floor

Landing

Bedroom One

13'7 x 9'9 (4.14m x 2.97m)
A good sized front facing double bedroom, having a built-in storage cupboard. A door gives access to the ...

'Jack and Jill' Bathroom

Being part tiled and fitted with a white 3-piece suite comprising panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Cushioned flooring.

Bedroom Two

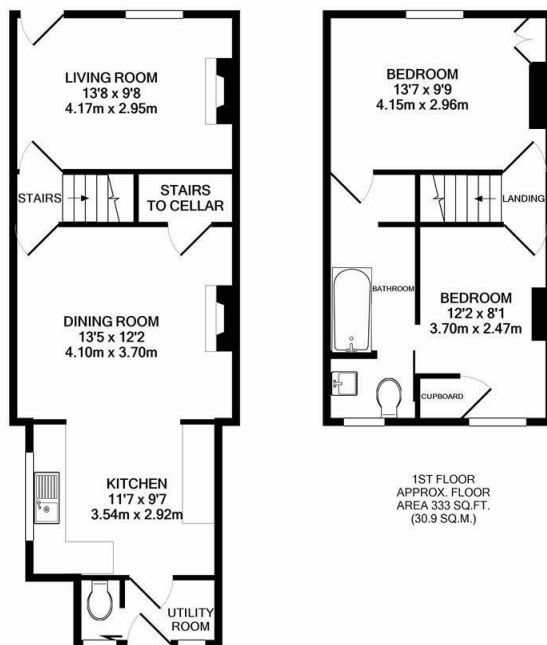
12'2 x 8'1 (3.71m x 2.46m)
A rear facing double bedroom having a built-in cupboard. A sliding door gives access to the Bathroom.

Outside

On street parking is available in the area.

To the rear of the property there is an enclosed, low maintenance paved patio with garden shed.

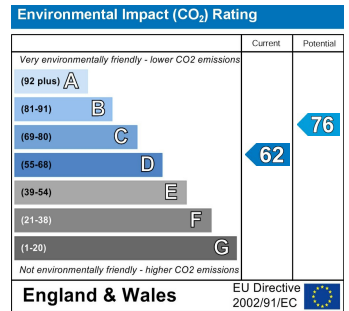
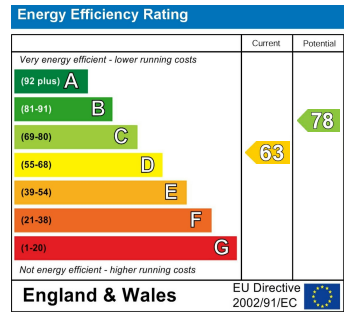




TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

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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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, 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 Whittington Green 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 Consultant.



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