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estate agents

27 Knighton Street

North Wingfield, Chesterfield, S42 5JA

Guide price £100,000

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Guide Price of £100,000 - £110,000

Attention First Time Buyers!! Excellent Starter or Investment Home!!

Internal Inspection High Recommended!!

Attractively presented TWO DOUBLE BEDROOM Semi Detached House with lovely Open Rear Aspect over Playing Fields/Park with generously proportioned READY TO MOVE INTO accommodation which benefits from gas CH & uPVC Double Glazing. Offers Lounge, Dining Room, Fitted Kitchen with useful Utility Off, Two First Floor Double Bedrooms, Fitted White 4 Piece Family Bathroom. Front Forecourt garden and Rear Lawns with Potential for Car Standing subject to consents.

Located in this ever popular residential location being within close proximity to local shops, schools and excellent access to main Commuter Links A61/M1 Motorway.

Additional Information

Gas Central Heating Back Boiler Serviced Annually
uPVC double glazed windows .

Brickwork re-pointed

Gross internal floor area - 88,3sq.m/ 951 sq.ft.

Council Tax Band - A

Secondary School Catchment Area - Tupton Hall School

Front Living Room

12'11 x 11'1 (3.94m x 3.38m)

Front Composite Entrance Door. with External Canopy. Decorative Fireplace. Access to Inner Hallway with Under stairs Store Cupboard

Rear Dining Room

13'3 x 12'11 (4.04m x 3.94m)

Pleasantly decorated light and airy room with neutrally decorated Fireplace with Gas-Fre and back boiler which is annually serviced. Internal wooden window frame. Stairs climb to the first floor accommodation. Meter cupboard to the bottom of the staircase.

Rear Kitchen

8'11 x 7'3 (2.72m x 2.21m)

Fitted with a range of base and wall units with complementary work surfaces over and inset sink with newly fitted mixer tap. Tiled Splash Backs. Space provided for Cooker with Extractor above. Integrated Fridge, towel rail and side wooden partly glazed door leads to the side Utility. Kitchen view over the rear enclosed garden and playing fields beyond.

Utility

9'3 x 5'2 (2.82m x 1.57m)

Part uPVC double glazing with space and plumbing for washing machine. Tiled Floor and side uPVC door leads to the rear garden.





First Floor Landing

Access to the Insulated Loft Space via a retractable ladder. There is some boarding and a light.

Front Double Bedroom 1

13' x 11'2 (3.96m x 3.40m)

A good sized front aspect double bedroom

Rear Double Bedroom 2

13'3 x 9'9 (4.04m x 2.97m)

Good sized rear double room with lovely views to the rear over the playing fields and park towards the local Church. Airing cupboard with cylinder tank and ample Linen Storage space.

Family Bathroom

Fully Tiled Spacious Family Bathroom comprising of a 4 piece White Suite including Bath, Separate Shower Space with Electric Shower, Pedestal Wash Hand Basin and Low Level WC.

Outside

Front Forecourt Garden with shrubs including Apple Tree.

Rear lawned garden and two brick stores. Views over the playing fields/park and beyond to open field and towards the local Church. There is a rear shared unadopted access road which would give potential for rear car standing space (subject to consents)



School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. 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.

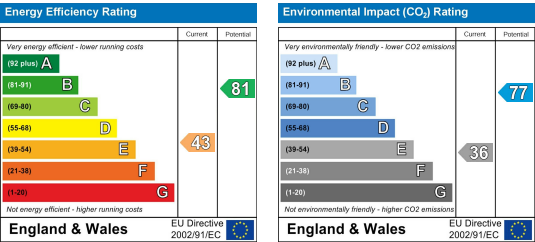
Floor Plan



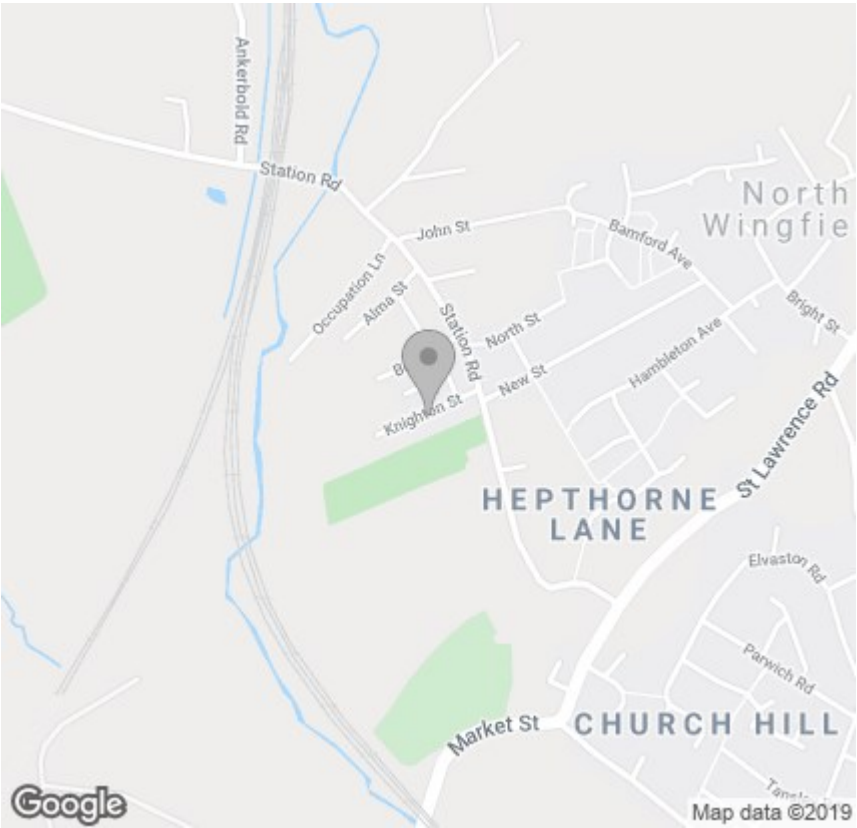
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, (space for more things to be added as custom) 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.

