



8 Macdonald Close,  
Grassmoor S42 5EH

£105,000



WILKINS VARDY

# £105,000

## AFFORDABLE FAMILY HOME WITH SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this delightful two double bed roomed semi detached 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.

- Semi Detached House
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating and uPVC Double Glazing
- Off Road Parking
- Enclosed Rear Garden
- NO CHAIN
- EPC Rating - D

### General

Gas Central Heating  
uPVC Double Glazed Windows and Doors  
Gross Internal Floor Area 62.5 sq m/672 sq ft  
Council Tax Band – A  
Secondary School Catchment Area – Tupton Hall

### On the Ground Floor

A uPVC double glazed door leads into the..

### Entrance Hall

With the staircase rising to the First Floor accommodation.

### Lounge/Diner

19'3 x 9'7 (5.87m x 2.92m)

A generous dual aspect room, spanning the full depth of the property and having windows overlooking both the front and rear gardens.

There is a wooden fire surround with marble effect inset heath and being fitted with a gas fire.

Laminate flooring.

### Kitchen

12'10 x 7'10 (3.91m x 2.39m)

Being part tiled and fitted with a range of light beech effect wall and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

There is an integrated double oven with four ring electric hob.

There is space and plumbing for an automatic washing machine and space for a fridge/freezer.

Built in under stairs cupboard and a uPVC double glazed door leading out onto the side of the property.

### On the First Floor

### Landing

Having a built in airing cupboard which houses the hot water tank and loft hatch access

### Bedroom One

14'9 x 8'8 (4.50m x 2.64m)

A good sized double room overlooking the front of the property with a built in cupboard.

### Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)

A double room overlooking the rear of the property with a built in cupboard which houses the gas boiler.

### Bathroom

6'5 x 5'9 (1.96m x 1.75m)

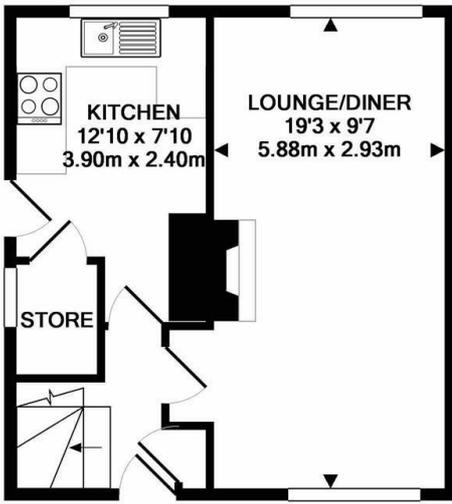
Being part tiled and fitted with a white suite comprising panelled bath with electric shower over, low flush WC and pedestal wash hand basin.

### Outside

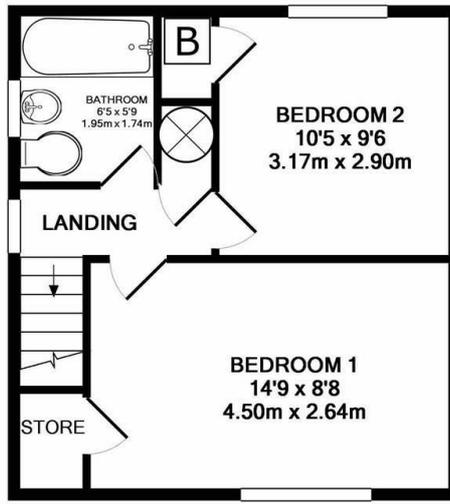
To the front of the property there is car hardstanding and a lawned garden.

A gate gives access around the side of the property and leads to the enclosed rear garden which is laid mainly to lawn and has a paved patio. There is also a brick built outbuilding.





GROUND FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(30.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.5 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

**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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