



129 Station Road,
North Wingfield, S42 5JQ

£139,950

W
WILKINS VARDY

£139,950

SPACIOUS THREE BED FAMILY HOME WITH GARAGE AND TWO STOREY OUTBUILDING/WORKSHOP

This fantastic three bedroomed end terraced property offers an impressive 1079 sq.ft. of accommodation, together with garage and a range of outbuildings including a two storey workshop/store which could be used for a range of purposes.

The property is located in this popular residential area, being well placed for the various amenities in Tupton and North Wingfield, and also well positioned for access into Clay Cross, Chesterfield Town Centre and the M1 Motorway.

- End Terraced House
- Kitchen
- Family Bathroom
- Detached Garage
- EPC Rating: TBC
- Two Reception Rooms
- Three Bedrooms
- Low Maintenance Rear Garden
- Useful Two Storey Outbuilding

General

Gas central heating (Worcester Bosch Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 100.2 sq.m./1079 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed entrance door opens into the ..

Entrance Hall

Having a built-in cupboard housing the gas/electric meters and there is a chimney breast.

Living Room

16'6 x 11'4 (5.03m x 3.45m)

A front facing reception room having a picture rail.

Dining Room

17'4 x 13'3 (5.28m x 4.04m)

A second good sized reception having a picture rail and feature fireplace with wood surround and open grate.

A door gives access to a staircase which rises to the First Floor accommodation.

Kitchen

9'1 x 6'9 (2.77m x 2.06m)

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

Inset single drainer stainless steel sink with mixer tap.

Space is provided for a tumble dryer, and there is space for a slot-in cooker.

A uPVC door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'7 x 13'3 (4.45m x 4.04m)

A side facing double bedroom.

Bedroom Two

14'4 x 11'4 (4.37m x 3.45m)

A front facing double bedroom having a built-in over stair storage cupboard.

Bedroom Three

9'9 x 8'1 (2.97m x 2.46m)

A front facing single bedroom having a picture rail.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low flush WC.

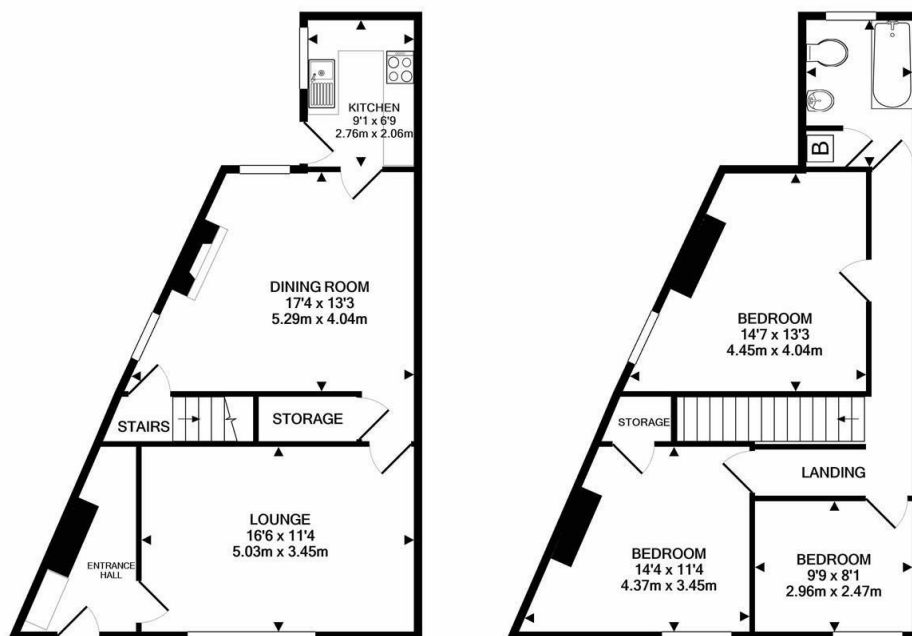
Built-in airing cupboard housing the gas combi boiler.

Outside

To the front of the property there is a paved forecourt garden.

To the rear of the property there is an attached brick built outbuilding having space and plumbing for a washing machine. Beyond this there is a planted shrub bed and plum slate garden. There is also car standing space and a detached single garage (4.22m x 2.78m) which is accessed off George Street, together with a two storey brick built outbuilding (4.22m x 2.79m) having power, currently being used as a Workshop.





GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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, 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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