

5 Farm Close,
Chesterfield, S40 2HQ

£99,950

W
WILKINS VARDY

£99,950

AFFORDABLE FAMILY HOME

This two double bed roomed semi detached house offers almost 800 sq.ft. of accommodation which would benefit from some cosmetic refurbishment to create a delightful home for a first time buyer or young family. With a mature enclosed east facing rear garden and a useful brick built outhouse, this property offers scope to add value in this convenient residential location.

- Semi Detached House
- Good Sized Living Room
- Two Bedrooms & Dressing Room
- Enclosed Rear Garden
- EPC Rating: E
- Cul-de-Sac Position
- Open Plan Kitchen/Dining Room
- Bathroom & Separate WC
- NO CHAIN

General

Gas central heating (Worcester Combi Boiler)
uPVC double glazed windows and doors (except in Bathroom and WC)
Gross internal floor area - 73.0 sq.m./786 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Entrance Hall

Having a built-in under stair storage cupboard housing the combi boiler. A staircase rises to the First Floor accommodation.

Living Room

14'3 x 11'5 (4.34m x 3.48m)

A good sized front facing reception room having a feature brick fireplace.

Open Plan Kitchen/Dining Room

Dining Area

10'0 x 8'10 (3.05m x 2.69m)

A rear facing reception room having space and plumbing for an automatic washing machine, and a uPVC double glazed door opening onto the rear garden.

An archway leads through into the ...

Kitchen

8'10 x 7'3 (2.69m x 2.21m)

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

Inset single drainer stainless steel sink with mixer tap.

Space is provided for a slot-in cooker and there is space for an under counter fridge.

On the First Floor

Landing

Having a built-in storage cupboard and loft access hatch.

Bedroom One

13'7 x 9'1 (4.14m x 2.77m)

A good sized rear facing double bedroom.

Dressing Room

9'9 x 7'7 (2.97m x 2.31m)

A front facing room having an opening leading through into ...

Bedroom Two

9'9 x 9'9 (2.97m x 2.97m)

A front facing double bedroom.

Bathroom

Being fully tiled and fitted with a 2-piece white suite comprising of a panelled bath with bath/shower mixer tap and pedestal wash hand basin.

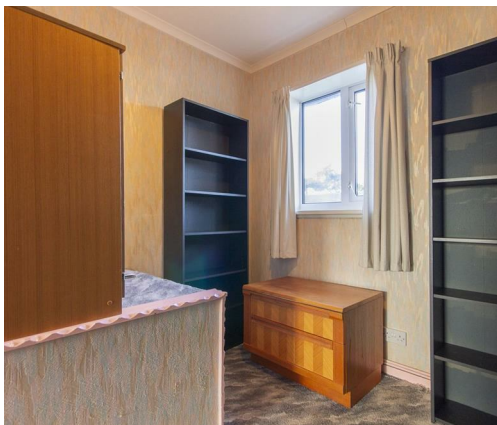
Separate WC

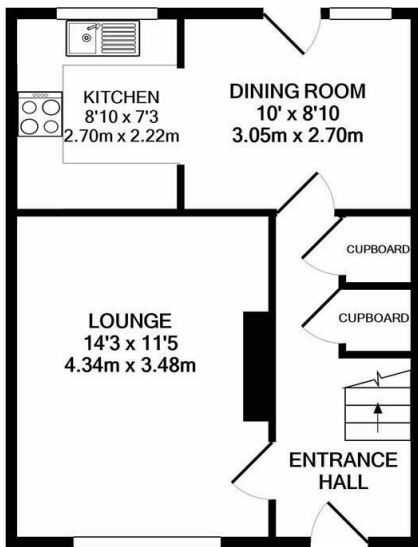
Having a low flush WC.

Outside

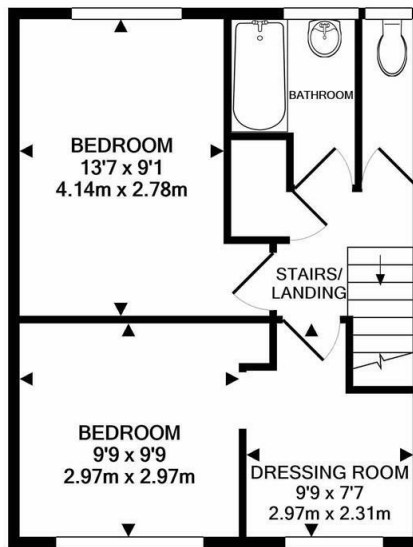
To the front of the property there is a lawned garden and an attached brick built outhouse. There is also a communal parking area.

A side gate gives access to the rear of the property where there is a paved patio and lawned garden.





GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 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		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(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		
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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, 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.

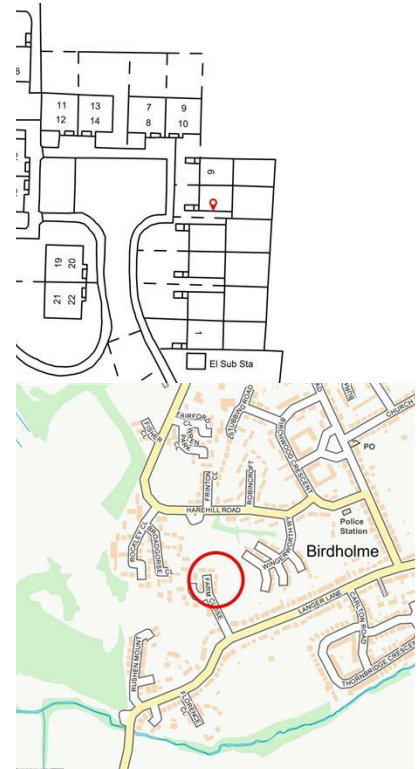
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community 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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