



3 Cowsell Drive,
Danesmoor, S45 9SX

OFFERS IN EXCESS OF

£100,000

W

WILKINS VARDY

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£100,000

IDEAL FIRST TIME BUYER OR RETIREMENT PROPERTY

This well proportioned two double bed roomed mid terraced house offers 810 sq.ft. of well appointed accommodation, together with off street parking and a low maintenance enclosed east facing rear garden.

The property is located in this popular residential area, being well placed for accessing the various amenities in Clay Cross and for routes into Chesterfield Town Centre and towards Alfreton.

- Mid Terrace House
- Two Reception Rooms
- Two Double Bedrooms
- Off Street Parking
- NO CHAIN
- Cul-de-Sac Position
- Kitchen
- Bathroom & Separate WC
- Low Maintenance Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Bermuda Back Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 75.2 sq.m./810 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

Fitted with wood flooring and having an under stair storage area. A staircase rises to the First Floor accommodation.

Kitchen

11'10 x 7'10 (3.61m x 2.39m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor hood over.
Space and plumbing is provided for a washing machine and dishwasher, and there is space for a fridge/freezer.
Tile effect vinyl flooring.

Living Room

12'3 x 10'6 (3.73m x 3.20m)
A good sized rear facing reception room fitted with wood flooring and having a feature fireplace with painted fire surround, tiled inset, hearth and fitted gas fire with concealed back boiler.
An open archway leads through into the ...

Dining Room

10'4 x 8'1 (3.15m x 2.46m)
A rear facing reception room with wood flooring.

Rear Entrance Hall

Having a useful storage space/office area having light and power. A uPVC double glazed door opens to the rear garden.

On the First Floor

Landing

With loft access hatch and two built-in cupboards, one housing the hot water cylinder.

Bedroom One

12'4 x 11'10 (3.76m x 3.61m)
A good sized rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overbed storage units, bedside cabinets and drawer units.

Bedroom Two

12'4 x 10'6 (3.76m x 3.20m)
A second rear facing double bedroom.

Bathroom

Being fully tiled and fitted with a 2-piece suite comprising of a panelled corner bath with electric shower over and pedestal wash hand basin.
Vinyl flooring.

Separate WC

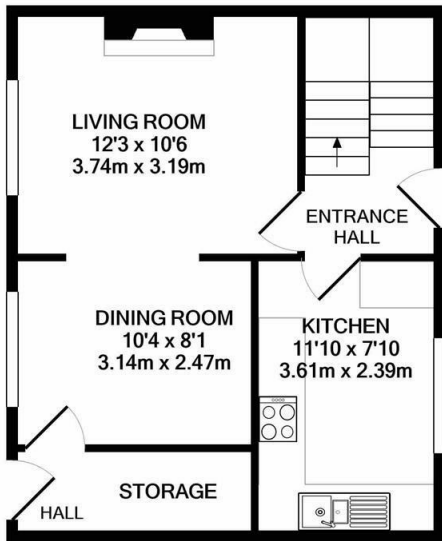
Fitted with vinyl flooring and having a low flush WC.

Outside

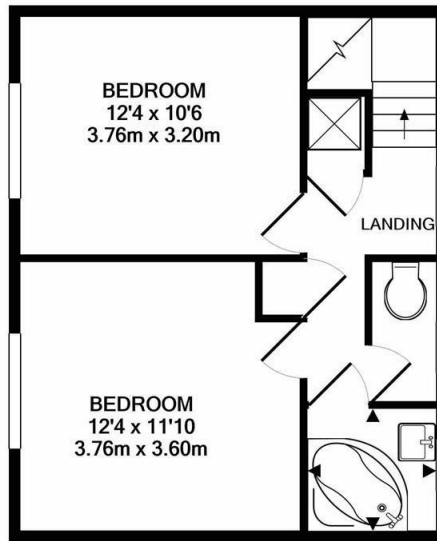
To the front of the property there is off street parking. There is also an attached brick built outhouse having light and power.

To the rear of the property there is an enclosed low maintenance east facing rear garden comprising of a decorative pebble and slate garden with shrubs and a deck seating area.





GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 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		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(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		84
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(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, 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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