



10 Bright Street,  
North Wingfield, S42 5LP

OFFERS IN THE REGION OF

£115,000

W

WILKINS VARDY

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# £115,000

GENEROUSLY PROPORTIONED THREE DOUBLE BEDROOMED HOUSE WITH OFF STREET PARKING

This fantastic three double bedroomed mid terraced house offers an impressive 855 sq.ft. of accommodation, with two large bedrooms situated over a passageway which leads to the rear. With a modern fitted kitchen and large lounge/diner, this is an ideal property for a growing family.

Bright Street is well placed for accessing the various amenities in North Wingfield and is also well placed for routes into Clay Cross, the Town Centre and towards the M1 Motorway.

- Mid Terrace House
- Modern Kitchen
- Family Bathroom
- NO CHAIN
- EPC Rating: D
- Good Sized Living Room
- Three Double Bedrooms
- Low Maintenance Rear Garden
- Off Street Parking

## General

Gas central heating (Potterton Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 79.5 sq.m./855 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A uPVC double glazed door opens into the ...

## Living Room

17'11 x 10'1 (5.46m x 3.07m)

A good sized front facing reception room having a feature stone fireplace with fitted coal effect gas fire.

## Kitchen

10'1 x 8'5 (3.07m x 2.57m)

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

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge, electric oven and 4-ring gas hob with extractor hood over.

Space and plumbing is provided for an automatic washing machine.

A cupboard houses the Potterton gas boiler.

Tiled floor.

There is a door giving access to a walk-in store/pantry, and a further door gives access to a staircase which rises to the First Floor accommodation.

A uPVC double glazed door gives access to a ...

## Side Porch

With a uPVC double glazed door giving access onto the side and rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

14'5 x 10'1 (4.39m x 3.07m)

A good sized front facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage and drawers/dressing table unit.

## Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)

A rear facing double bedroom.

## Bedroom Three

12'9 x 9'0 (3.89m x 2.74m)

A front facing double bedroom having a range of fitted bedroom furniture to include wardrobes, over bed storage units and drawers/dressing table units.

## Family Bathroom

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

Built-in cupboard housing the hot water cylinder.

## Outside

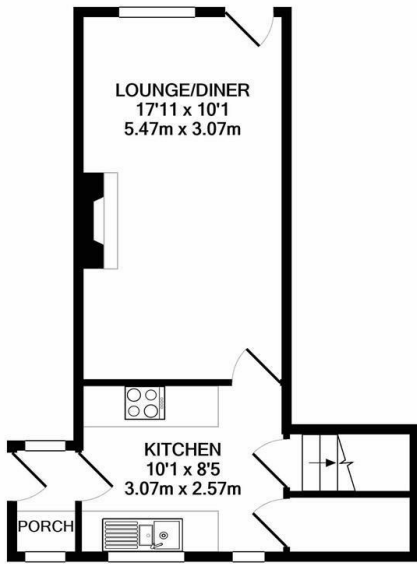
To the front of the property there is a walled forecourt garden and steps leading up to the front entrance door.

A side passageway gives access to the rear of the property. The passage area (2.52m up to 2.75m wide) is also believed to allow off street parking for one small vehicle (The neighbour does have pedestrian right of access across this area also). A gate gives access to a low maintenance block paved garden with borders and planted beds, together with two brick built outbuildings.

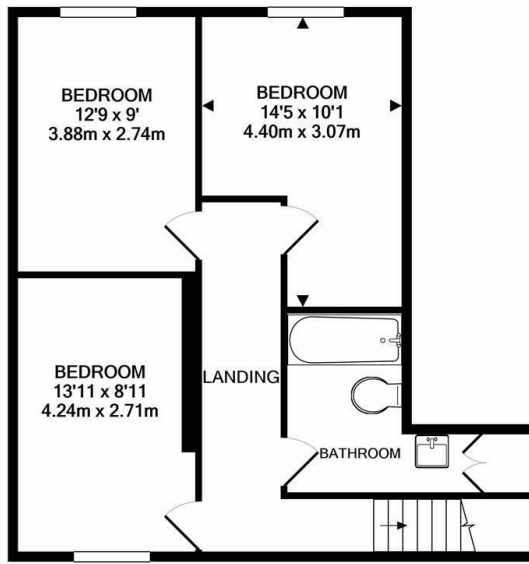








GROUND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.5 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	62	63
	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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	59	59
	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.

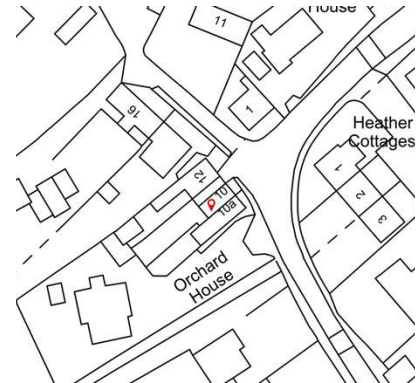
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in 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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