



6 Park Lane,
Chesterfield S41 8SQ

£159,950



WILKINS VARDY

£159,950

FANTASTIC VALUE BUNGALOW IN SUPERBLY CONVENIENT LOCATION

This delightful two bedroomed semi detached bungalow offers well ordered accommodation including a modern fitted kitchen and two good sized bedrooms, together with a low maintenance plot with driveway leading to a detached garage.

The property is located within walking distance from Stand Road Park an nearby shops, whilst also being well placed for the various amenities on Sheffield Road and for routes into the Town Centre and towards Sheffield.

- Semi Detached Bungalow
- Good Sized Living Room
- Modern Breakfast Kitchen
- Two Bedrooms
- Bathroom/WC
- Low Maintenance Gardens
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 54.2 sq.m./583 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

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

Entrance Hall

Having a built-in double storage cupboard.

Modern Breakfast Kitchen

13'11 x 7'4 (4.24m x 2.24m)
Fitted with a range of cream hi-gloss wall, drawer and base units with complementary wood effect work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with glass splashback and concealed extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for an under counter fridge and freezer.
Vinyl flooring.

Living Room

14'10 x 10'10 (4.52m x 3.30m)
A good sized front facing reception room having a feature stone fireplace with marble hearth, electric fire and extending to the side to provide TV/Audio standing and display shelving.

Bathroom

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

Bedroom One

11'3 x 8'10 (3.43m x 2.69m)
A rear facing double bedroom having a range of fitted wardrobes with sliding mirror doors.

Bedroom Two

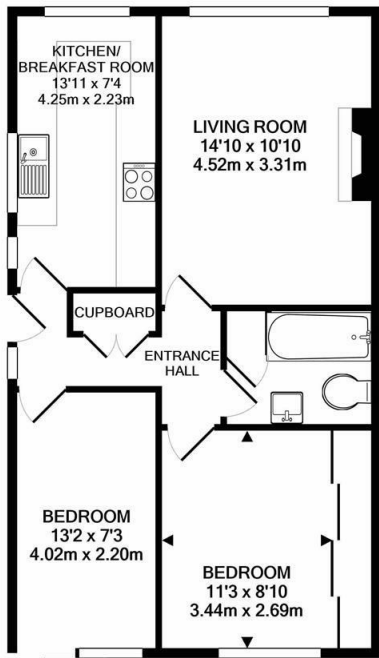
13'2 x 7'3 (4.01m x 2.21m)
A rear facing bedroom having a uPVC double glazed sliding patio door overlooking and opening onto the patio.

Outside

To the front of the property there is a gravelled and paved drive providing ample off street parking, leading to a detached single garage. There is also a decorative pebbled garden with mature borders, rockery and rose bushes.

A gate gives access to the enclosed rear garden which comprises of a paved patio and decorative gravel garden with circular paved seating area and shrubs.





TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 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 | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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 | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

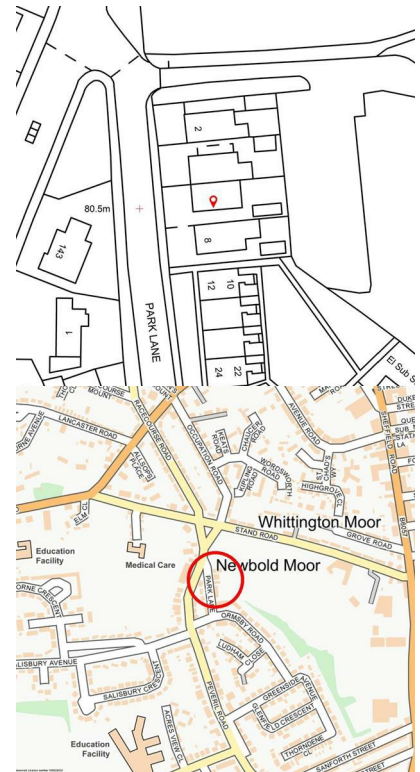
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Whittington Green 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 Consultant.



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**

wilkins-vardy.co.uk