



18 Sycamore Avenue,
Boythorpe, S40 2PZ

£109,950

W
WILKINS VARDY

£109,950

THREE BED FAMILY HOME WITH GOOD SIZED SOUTH FACING REAR GARDEN

This great value three bedroomed mid terraced house offers 962 sq.ft. of generously proportioned accommodation, which includes two good sized reception rooms and three good sized bedrooms, together with ample off street parking and a mature south facing rear garden.

The property is well positioned for accessing the various amenities on Chatsworth Road and is within a short distance from both Queen's Park and Walton Dam.

- Mid Terrace House
- Kitchen
- Bathroom & Separate WC
- Enclosed Rear Garden
- Cosmetic Improvement Required
- Two Reception Rooms
- Three Bedrooms
- Off Street Parking
- EPC Rating: D
- NO CHAIN

General

Gas central heating (Vaillant Combi Boiler)
uPVC double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 89.3 sq.m./962 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Sitting Room

12'2 x 10'0 (3.71m x 3.05m)
A good sized front facing reception room having a wall mounted gas fire.

Living Room

17'11 x 11'10 (5.46m x 3.61m)
A generous dual aspect reception room, spanning the full depth of the property and having a feature stone fireplace with marble hearth and fitted gas fire.
A door gives access onto the rear patio.

Kitchen

14'7 x 7'7 (4.45m x 2.31m)
Being part tiled and fitted with wall, drawer and base units with work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge.
Useful built-in under stair store cupboard.
A uPVC double glazed door opens to a ...

Rear Entrance Hall

Having a wooden framed single glazed door opening onto the rear of the property, and a further door opens to a useful storage area.

On the First Floor

Landing

With loft access hatch.

Bedroom One

17'11 x 11'11 (5.46m x 3.63m)
A good sized dual aspect double bedroom, spanning the full depth of the property and having built-in wardrobes with over head storage and an over stair store area.
Built-in airing cupboard housing the Vaillant combi boiler.

Bedroom Two

12'2 x 9'11 (3.71m x 3.02m)
A front facing double bedroom having a built-in double cupboard.

Bedroom Three

9'2 x 7'6 (2.79m x 2.29m)
A rear facing bedroom.

Bathroom

Being part tiled and having a 2-piece white suite comprising of a panelled bath with electric shower over and wash hand basin.

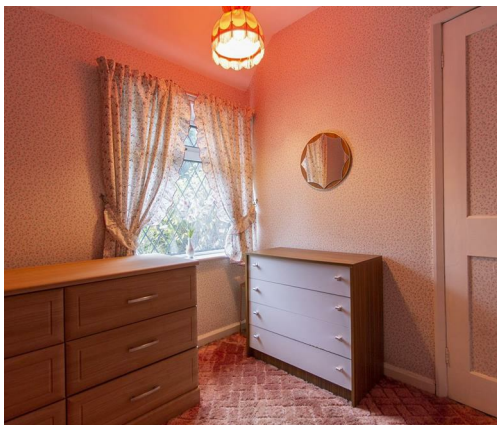
Separate WC

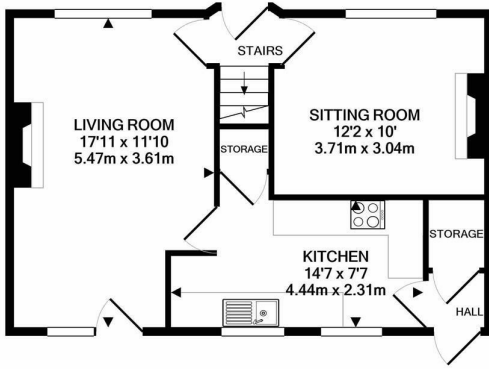
Fitted with a low flush WC.

Outside

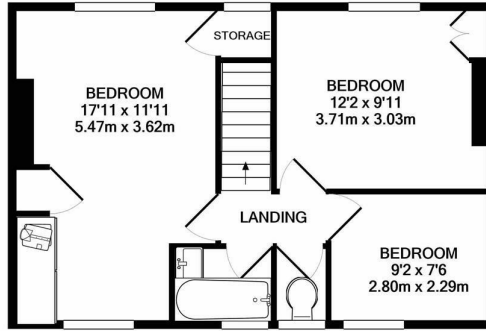
To the front of the property there is a concrete drive providing ample off street parking and steps with planted beds either side leading up to the front entrance door.

To the rear of the property there is a mature garden comprising of a paved patio and lawn with planted borders and conifers.





GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.3 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		
(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		
(69-80) C		
(55-68) D		
(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.

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, gas fires, 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 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 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

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