



101 Sanforth Street,
Chesterfield, S41 8RS

£125,000

W
WILKINS VARDY

£125,000

STYLISH TERRACED HOUSE WITH USEFUL ATTIC ROOM

This attractive extended two bedroomed mid terraced house offers 834 sq.ft. of stylish and well appointed accommodation, which includes a generous open plan extended dining kitchen, modern bathroom, two good sized bedrooms and a useful attic room offering possible scope to create a third bedroom, subject to obtaining all necessary consents and approvals.

The property, which boasts a south facing enclosed rear garden, is well placed for accessing the various amenities in Newbold and on Sheffield Road, and is conveniently placed for routes into the Town Centre and towards the M1 Motorway and Sheffield.

- Stylish Mid Terrace House
- Two Reception Rooms
- Two Double Bedrooms
- Bathroom/WC
- Convenient Location
- Ideal FTB Property
- Kitchen
- Useful Attic Room
- Low Maintenance Rear Garden
- EPC Rating: E

General

Gas central heating (Combi Boiler and new radiators installed in November 2020)

uPVC double glazed windows and doors

Gross internal floor area - 77.5 sq.m./834 sq.ft.

Council Tax Band - A

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Side Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

11'6 x 9'11 (3.51m x 3.02m)

A good sized front facing reception room having a wall mounted electric fire.

Dining Room

11'6 x 10'11 (3.51m x 3.33m)

A good sized reception room being open plan to the kitchen and fitted with laminate flooring.

A door gives access to steps which lead down into the Cellar which provides useful storage space.

Kitchen

10'3 x 9'1 (3.12m x 2.77m)

Fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces, having tiled splashbacks.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer and a freestanding cooker having a stainless steel splashback and fitted extractor hood over.

Tile effect vinyl flooring.

A uPVC double glazed entrance door opens onto the side of the property, and an opening leads through to the ...

On the First Floor

Landing

With staircase rising up to the Attic Room.

Bedroom One

11'4 x 8'0 (3.45m x 2.44m)

A rear facing double bedroom.

Bedroom Two

11'6 x 6'11 (3.51m x 2.11m)

A front facing good sized single/small double bedroom having under stair and over stair storage.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, semi inset wash hand basin with vanity unit below and low flush WC.

Chrome heated towel rail.

Vinyl flooring.

On the Second Floor

Attic Room

15'0 x 14'3 (4.57m x 4.34m)

A useful space having a Velux window and built-in cupboard housing the gas combi boiler.

This attic room has not been built to modern building regulation standards. Whilst there is some scope for conversion to form a third bedroom, interested parties are advised to undertake their own investigations relating to works needed to comply with Local Authority building regulation standards.

Outside

To the front of the property there is a walled forecourt. On street parking is available in the area.

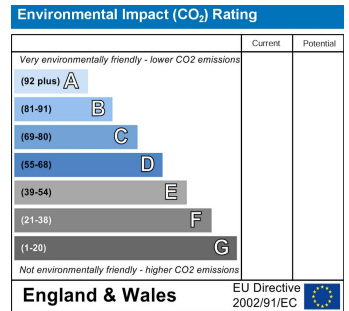
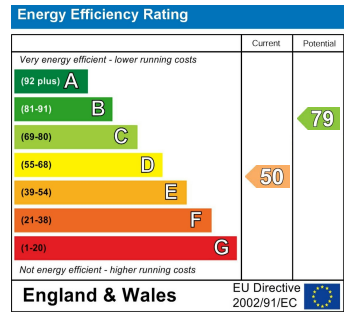
A shared side gennel leads to the rear of the property where there is an enclosed garden comprising of an artificial lawn with raised blue slate border.

There are also two brick built outbuildings located on the rear garden of No. 103, one of which belongs to No. 101.





TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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, electric fire, 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.

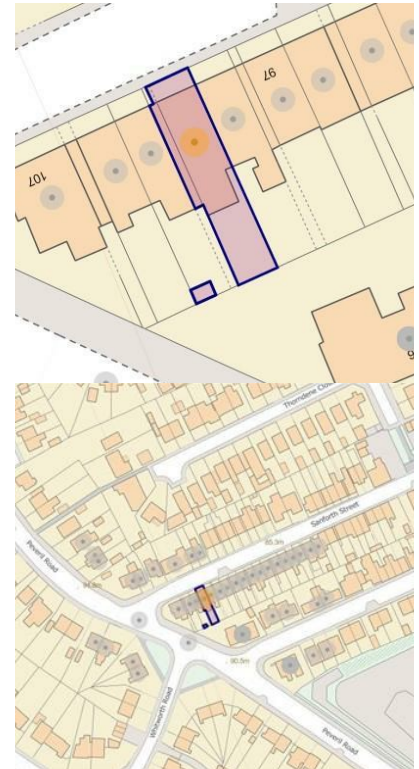
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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 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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