

CHESTERFIELD OFFICE OPEN 7 DAYS

# Wilkins-Vardy

.co.uk

 CHESTERFIELD  
**270123**

23 Gluman Gate,  
S40 1TX

 BOLSOVER  
**241806**

14 Town End,  
S44 6DT

 CLAY CROSS  
**863084**

91 High Street,  
S45 9DZ

JULY 2016

**29, Carsington Close, Holme Hall, S40 4RH**

**£104,950**



... IDEAL STARTER HOME OR INVESTMENT OPPORTUNITY ...

\* This extended TWO/THREE Bedroomed Mid Terraced House contains generously proportioned and well ordered accommodation including a lovely Conservatory and Open Plan Kitchen/Diner.

\* The property is conveniently situated within ½ a mile of Wardgate Way Shopping Centre and Holme Brook Valley Park

\* NO CHAIN - IMMEDIATE VACANT POSSESSION AVAILABLE



\* Gas Central Heating and uPVC Double Glazing

\* The accommodation comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen/Diner, Conservatory, Two Bedrooms, Dressing Room/Bed 3 and Bathroom/WC

\* Outside: There is a lawned garden to the front and a low maintenance paved patio to the rear



Regulated by RICS



INVESTOR IN PEOPLE

## General

Gas Central Heating  
uPVC Double Glazed Windows and Doors  
Gross Internal Floor Area - 882 sq ft (82.0 sq m)  
Council Tax Band - A  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

### Entrance Porch

With internal storage area.

### Entrance Hall

With built-in understairs storage cupboard.  
Stairs from here rise to the First Floor accommodation.

### Living Room 13'9" x 10'5"

A generous front facing room, having a feature fireplace with wood surround, marble effect inset, hearth and electric fire.

### Kitchen/Diner 16'8" x 9'7"

Being part tiled and fitted with a range of medium oak wall, drawer and base units with complementary work surfaces over  
Inset single drainer stainless steel sink with mixer tap  
Integrated electric double oven and 4-ring gas hob with extractor over  
Space for a fridge and space and plumbing for an automatic washing machine  
The room opens up to a good sized dining area with a sliding patio door which leads to the ...

### Brick/uPVC Double Glazed Conservatory 15'4" x 7'3"

Having a wall mounted electric fire and space for a freezer.  
French doors open and give access on to the paved patio.

## On The First Floor

### Landing

With loft access hatch and airing cupboard housing the hot water tank.

### Bedroom One 10'3" x 8'8"

A front facing double room.

### Dressing Room 10'4" x 7'9"

Presently open plan between the Landing and Bedroom One, but could be easily separated to form a third bedroom

### Bedroom Two 13'3" x 10'7"

A rear facing double room.

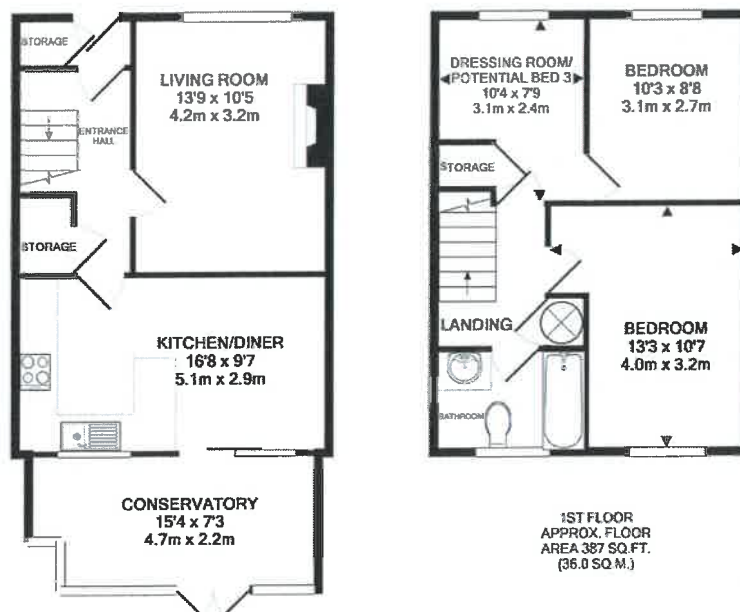
### Bathroom

Being part tiled and containing a white 3-piece suite comprising of a panelled bath with glass screen and electric shower over, vanity wash hand basin and low flush WC  
Vinyl flooring

### Outside

To the front of the property there is a lawned garden and a paved pathway.

To the rear there is an enclosed low maintenance paved patio with hard standing for a garden shed.



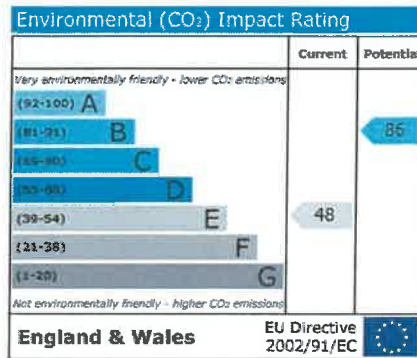
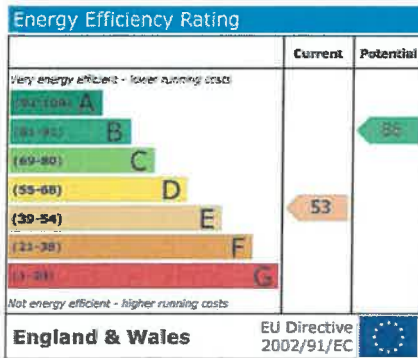
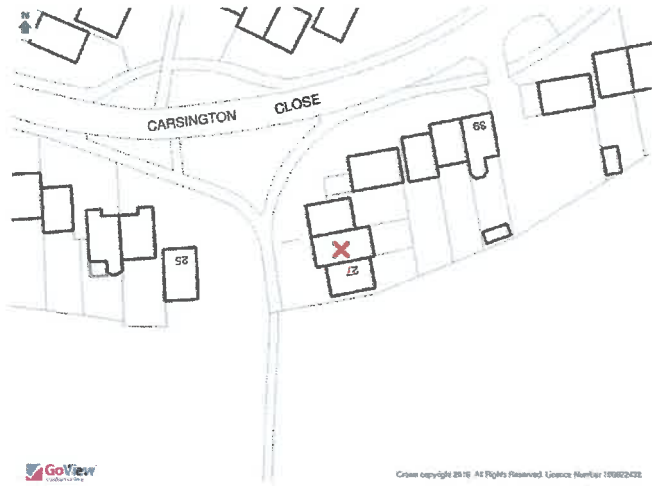
Inca 333  
964  
£200

GROUND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (82.0 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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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 fires, 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 Outwood Academy Newbold 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.