

Milford Close, Wingerworth.

£235,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LE

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented three bedroom semi detached home. Perfect for access to Chesterfield and the M1 motorway, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining Kitchen and WC to the ground floor with three Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home boasts enviable position on a popular estate and offers driveway parking for two vehicles to the front elevation and a private rear garden which benefits from entertaining patio and lawn space with further room for shed. The space is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Semi Detached Home
- Perfect For Access to M1 & Chesterfield
- Enviable Position On Popular Estate
- Driveway Parking
- Private Rear Garden
- Perfect First Home
- 10 Year Builders Warranty (From 2020)
- Immaculately Presented Semi-Detached House
- Viewing Essential To Appreciate Charm



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with mini wall mounted radiator, fitted store cupboard and wood effect flooring. Carpeted stairs rises to first floor.

Living Room

4.20m x 3.65m (13' 9" x 12' 0") With double glazed window to front elevation, wall mounted radiator, decorative panelling to the walls and wood effect flooring.

Downstairs WC

Kitchen

4.65m x 2.81m (15' 3" x 9' 3") Featuring a gloss range of base cupboards and eye level units with complimentary wood effect worktops over and a range of fitted appliances including; Oven, microwave, gas hob with accompanying extractor hood, dishwasher, fridge freezer and inset sink. Double glazed window overlooks rear garden whilst tiled flooring extends to dining area where wall mounted radiator and double glazed French doors opening to rear garden reside.

First Floor

Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space also benefits from mini wall mounted radiator and loft access.

Bedroom One

3.33m x 2.93m (10' 11" x 9' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

1.66m x 1.64m (5' 5" x 5' 5") A tiled three piece suite including; Corner shower cubicle, wall mounted handwash basin and low level WC.

Bedroom Two

3.27m x 2.60m (10' 9" x 8' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.24m x 1.97m (10' 8" x 6' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

1.97m x 1.67m (6' 6" x 5' 6") A tiled three piece suite including; Bath with shower screen and attachment, wall mounted handwash basin and low level WC.

Outside

Externally, the home boasts enviable position on a popular estate and offers driveway parking for two vehicles to the front elevation and a private rear garden which benefits from entertaining patio and lawn space with further room for shed. The space is secured by timber fencing making it ideal for those with pets and young children.

Council Tax

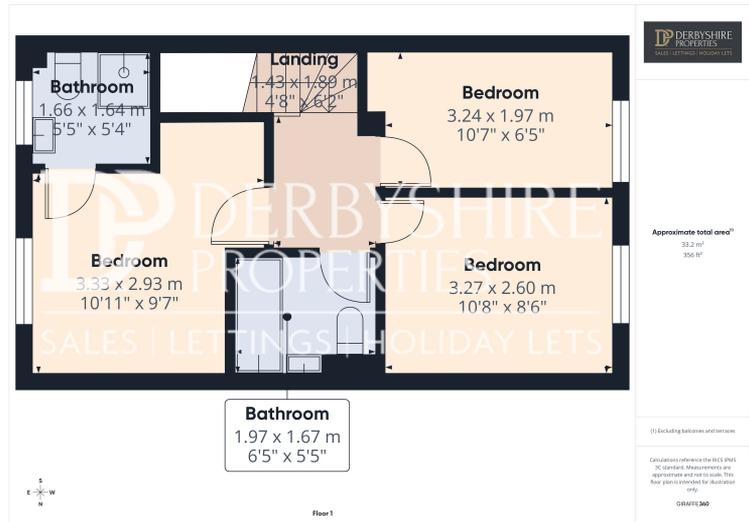
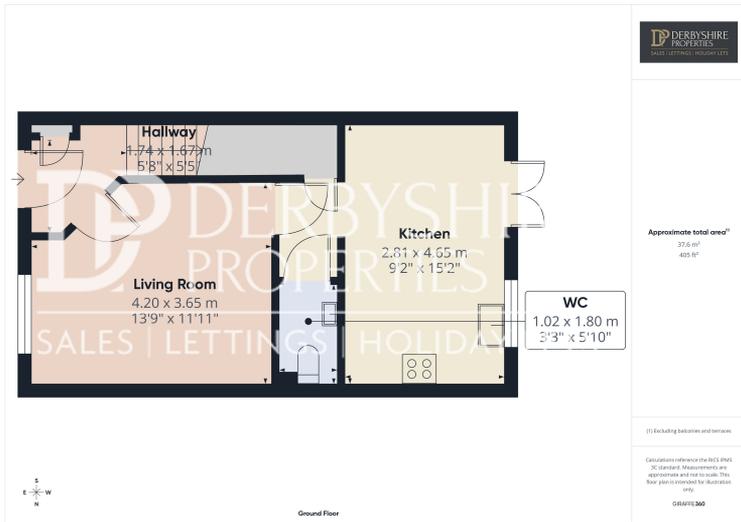
We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	