

FOR SALE

**51 Mansfield Road, Temple Normanton
Chesterfield S42 5DR**

**2 Bedroom, Detached and Extended Bungalow with Large
Garden**

Guide Price: £240,000



Key Features

- Large rear garden with open views
- No upward chain
- Newly installed central heating boiler. UPVC double glazed windows and doors
- Spacious living accommodation across one floor
- Close to A617 and motorway network

Description

An exciting opportunity has arisen to purchase this spacious, 2-bedroom, detached bungalow in Temple Normanton. The property is in need of modernisation throughout, but has been extended and offers excellent living accommodation across one floor. A new central heating boiler has recently been installed and the electrical system has been updated.

Ground Floor

The ground floor comprises of a useful porch area leading through a brick archway and a period upper glazed front door into the hallway.

To the right and front of the property is a good-sized bedroom with bay window overlooking the front garden. To the left and front of the property there is a spacious lounge with bay window and gas fire. Through glazed double doors from the lounge, there is a sitting/dining room with recessed full height storage cupboards and gas fire.

To the rear of the sitting/dining room is the kitchen which overlooks the beautiful rear garden. This has a single - drainer stainless steel sink unit, white fitted units and plumbing for a washing machine. There is also a walk-in pantry with fixed shelving. To the rear of the kitchen, a porch leads out to the garden.

The inner hall has storage space which contains the hot water cylinder and the gas fired central heating boiler is wall mounted. Off the inner hall, the bathroom comprises of panelled bath with adjoining shower cubicle, WC and vanity unit. To the rear of the property there is a further bedroom which benefits from the views of the rear garden. There is also a separate WC with hand basin.

External areas of the property

The external area comprises of a block-paved driveway leading to the detached garage which contains an inspection pit. To the front of the property there is a neat lawned garden with mature shrubs. At the rear of the property is a beautiful, large lawned garden with a path running down one side. There are plenty of mature shrubs and wooden fencing runs along both sides of the garden. There is also a small shed/summer house and bird bath.

Accommodation (dimensions approx.):

- Front Bedroom – 3.95m x 3.74m
- Rear Bedroom – 4.41m x 3.16m
- Front Lounge – 3.95m x 3.81m
- Sitting/Dining Room – 4.70m x 3.71m
- Kitchen – 3.89m x 2.63m
- Bathroom – 2.75m x 1.94m
- Separate WC – 2.63m x 0.95m
- Detached Garage – 5.50m x 2.51m

Services

Mains Gas, Electric, Water and Drainage

Tenure and Method of Sale

The property is being sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements

The Property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Council Tax Band

C

EPC Rating

D

Viewing

Viewing strictly through the Agents.

Restriction

The site is to remain as a plot for a single residential dwelling.



Sitting Room/Dining Area



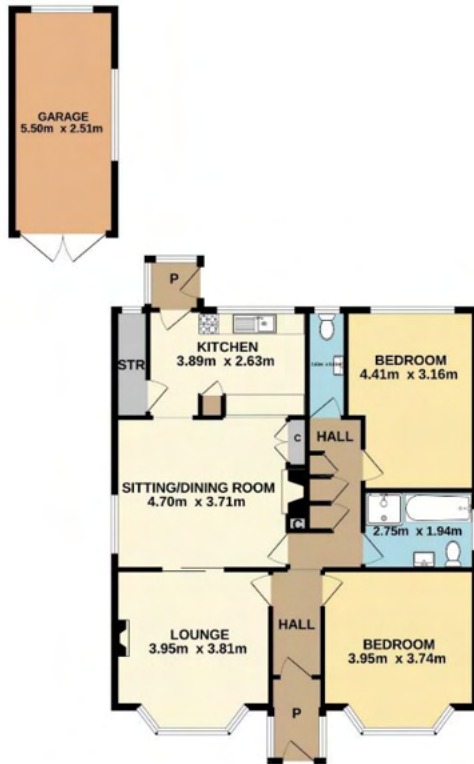
Kitchen



Living Room



Rear Garden



DETACHED BUNGALOW
TOTAL FLOOR AREA: 104.4 sq.m, approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrepro 12/02.



Rear Garden

For further information contact Joint Agents:

W.T. Parker
4 Gluman Gate
Chesterfield
S40 1QA

Tel: 01246 232156
www.wtparker.com

Miller & Miller
Suite 7, Shirley House
31 Psalter Lane
Sheffield S11 8YL

Tel: 0114 3270120
www.miller-miller.co.uk

Important Note: W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.

