



## Langer field avenue

Guide price £195,000 - £205,000

- 3 Good sized bedroom
- Ideal family home
- Generous room sizes
- Viewing is highly recommended
- No Chain
- Garage and workshop
- Boarded attic room ideal for conversion
- Lovely views over the park
- Potential to add parking to the front
- Enclosed rear garden and decking



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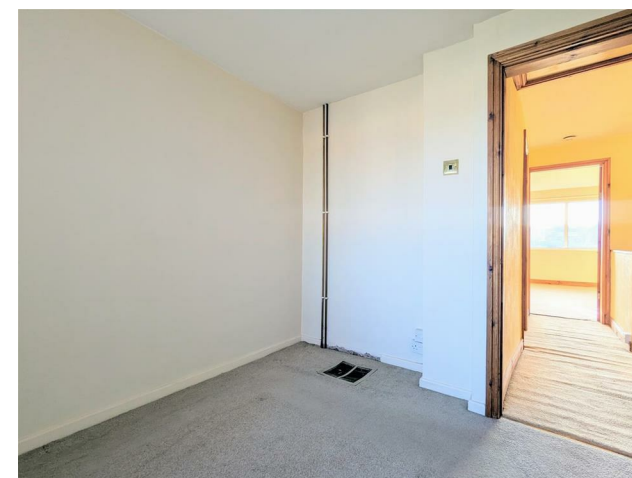
This charming 3 bedroomed semi detached property would make a great family home, or 1st time buy but would suit a range of buyers. The property is located close to Derby road with fabulous transport links to the M1, Chesterfield town centre and train station. Local shops are within easy walking distance and a family park and playing field sit directly across the road.

Externally the property has a fenced garden to the front which could easily be turned into parking for multiple vehicles. To the rear is a garage which can be used for parking, a linked outbuilding with potential to be used as a summer house, office or workshop. An enclosed garden area with lawn and decking also sits to the rear.

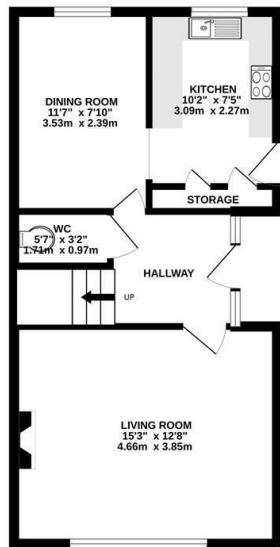
Entering into the generous hallway a fabulous lounge is located to the front and overlooks the garden and playing fields. A wc, stairs and storage are available off the hallway. To the rear is the dining room linked to the kitchen. The kitchen benefits from solid wood cabinets with integrated oven, hob, dishwasher, washer dryer, sink and extractor fan. Further storage houses the warm air vent heating system.

On the the 1st floor the large master bedroom is to the front with lovely views. There are two further bedrooms to the rear, both good sizes. A family bathroom has a 4 piece suite, with a shower over the bath, vanity unit and bidet. Access to the attic is off the landing which has been boarded and has light, this provides great potential to convert with good headroom and space.

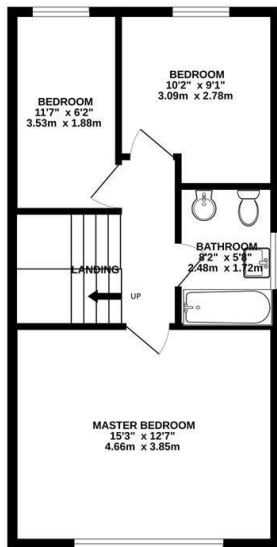
The property tenure is a freehold and is council tax band B



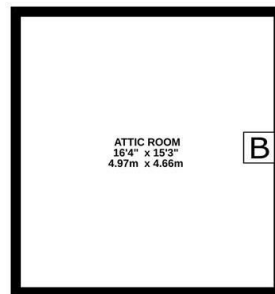
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



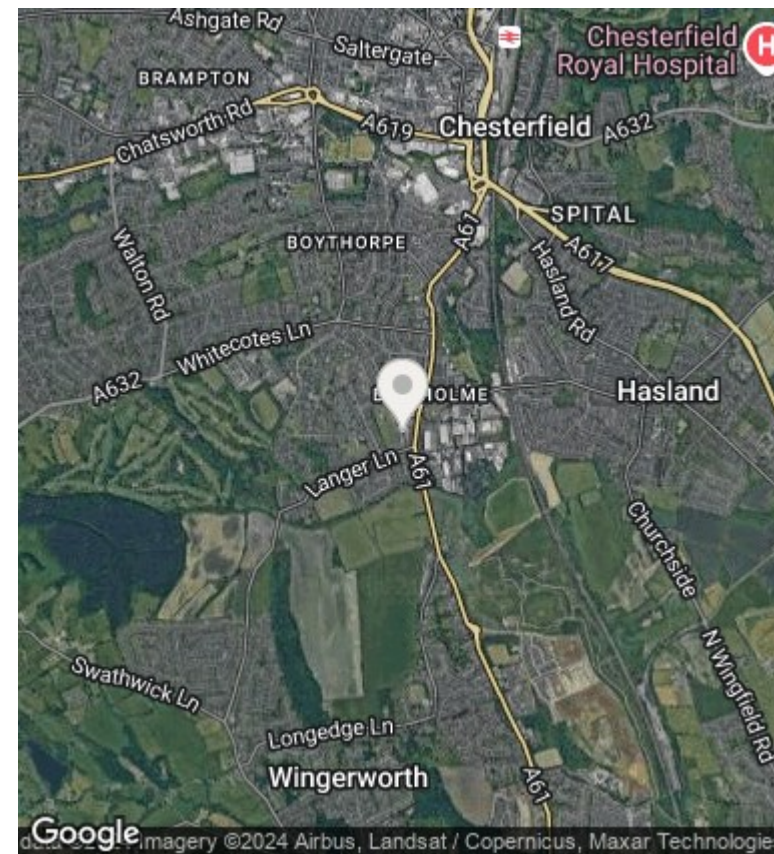
2ND FLOOR  
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band B

B