



Offers In The Region Of £195,000

- Enclosed Rear Garden
- Popular location of Walton
- Offered For Sale With No Chain
- 2 Double bedrooms
- Neutral Decor Throughout
- Off Street Parking
- Viewing Highly Recommended

- Modern Shower Room
- Ideal Starter Home
- Garage With Power

49 Farndale Avenue, Chesterfield S42 7NL

 2  1  1  D

Council Tax Band: B



The property is situated in the sought after district of Walton, convenient for popular schooling, local shopping facilities, bus services and access to Chesterfield town centre. Chatsworth Road is also within easy reach and boasts plenty of restaurants, bars and specialist shops. Well placed for Royal Hospital, College and transport links including motor way network and train station.

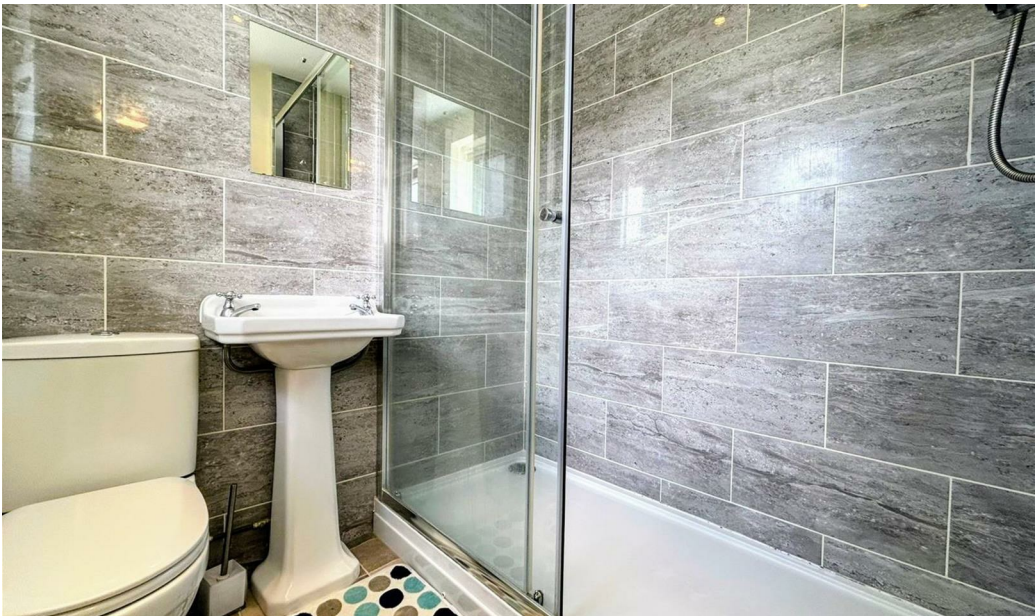
Externally the property is set on a quiet cul de sac with off street parking to the front for multiple vehicles. This leads to the garage with an up and over door, power and lighting. To the rear the enclosed garden area has a patio area, garden and shrubbery. Access is also granted to the garage.

Entering the porch, the lounge and stairs are neutrally decorated. this leads through into the modern kitchen with space for a fridge, washing machine and integrated oven and hob.

On the 1st floor the main bedroom is to the front of the property and has store cupboard over the stairs and wardrobes. The second bedroom has integrated wardrobes and again is neutrally decorated. The newly fitted modern shower room completes the accommodation. The property benefits from GCH and double glazing throughout.

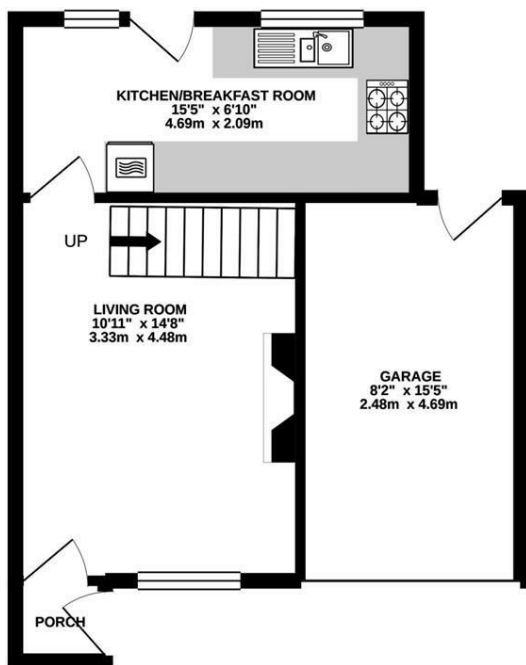
The property is freehold and council tax band B



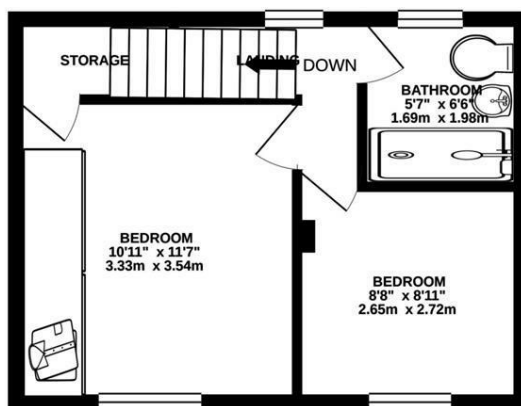




GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC