



## Offers In The Region Of £300,000

- Offered for sale with no chain
- Off street parking and garage
- Requiring modernisation - ideal to put your own stamp on the property
- Detached 4 bedroom house
- Ideal family home
- Enclosed rear garden
- GCH and double glazing throughout
- Popular location of Walton close to Chesterfield town centre and the Peak district
- 2 Reception rooms and a kitchen diner
- Viewing is highly recommended

# 19 Somersby Avenue, Chesterfield S42 7LY



Council Tax Band: D





This lovely 4 bedroom detached house is situated in the ever popular Walton, west Chesterfield. The property is well located for local shops and Schools, and has good links to the beautiful Peak district, Chesterfield town centre and train station. Externally the property benefits from off street parking - with the potential to add further spaces if required,. A garage with power and an enclosed rear garden area with lawn and patio seating area - ideal for entertaining and relaxing.

On the ground floor to the front is a dining room with the kitchen located behind. The kitchen has space for a dining table, fitted worktops and cabinets with integrated oven and microwave with space for a washing machine. The family lounge runs from front to back across the left hand side of the property, complete with fireplace and doors out to the garden. To the right side of the property is an extended porch entrance to the kitchen.

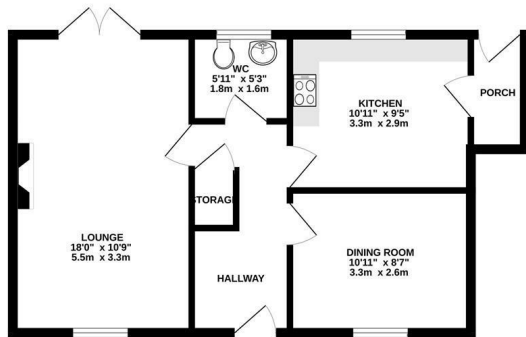
On the 1st floor there are 4 good sized bedrooms, making this an ideal property for a family with children. The family bathroom has a 3 piece suite with a shower over the bath. The property requires a scheme of modernisation but has the potential to make a lovely family home in a great location.

The tenure is freehold and the property is in council tax band D.

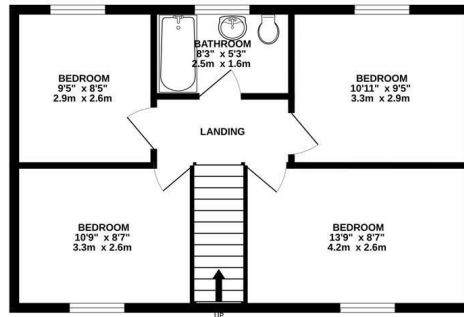




GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.

