

Guide Price £260,000 - £275,000

- 3 bedroomed detached home in the popular location of walton
- Garage and off street parking
- Close to the park ideal for kids or dog walkers
- Offered for sale with NO CHAIN
- Open plan living
- Fully boarded loft with electrics
- Large plot with potential to extend
- Modern bathroom
- New combi boiler fitted May 2024

49 Wentworth Avenue, Chesterfield S40 3JB

3 1 1 D

Council Tax Band: C





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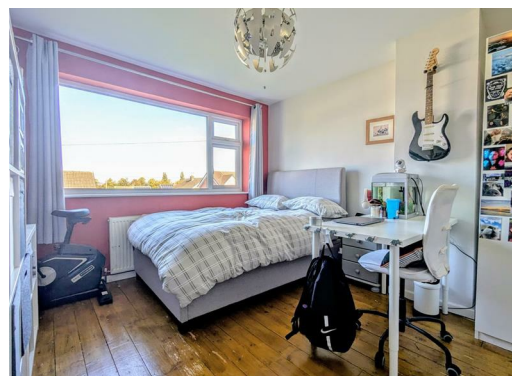
Delightful 3 bedroom family home in the popular area of Walton Chesterfield. Externally the property benefits from being situated on a corner plot, providing good sized front, side and rear gardens and plenty of space for parking multiple vehicles. The garage provides space extra storage.

Entering the property, the generous hallway gives way to the lounge to the left which is open plan but could be easily closed off if required. The kitchen diner is to the rear and has space for appliances, worktops and a dining area with doors leading out to the garden area. Storage is available under the stairs.

On the 1st floor the master bedroom located to the front of the property alongside a good sized single bedroom. To the rear is a further double bedroom and a family bathroom with a white suite and shower over the bath. This would make an outstanding family home with bags of potential to create the space that suits you with a good sized plot. Viewing is highly recommended to appreciate the gardens and accommodation on offer.

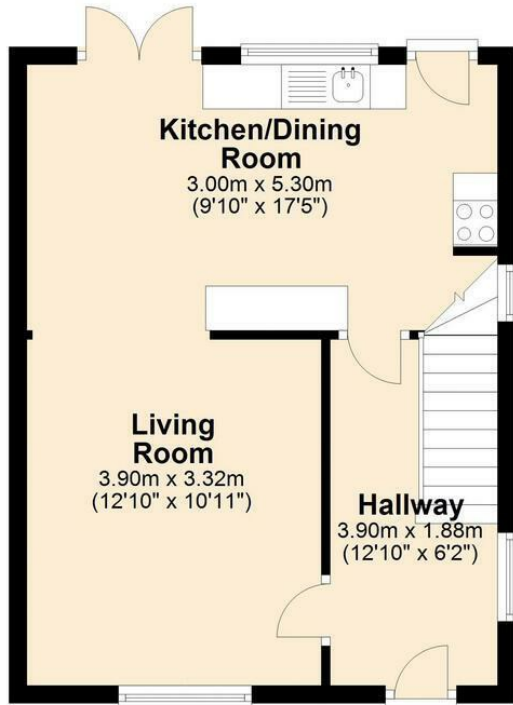
The property is freehold and sits in council tax band C.





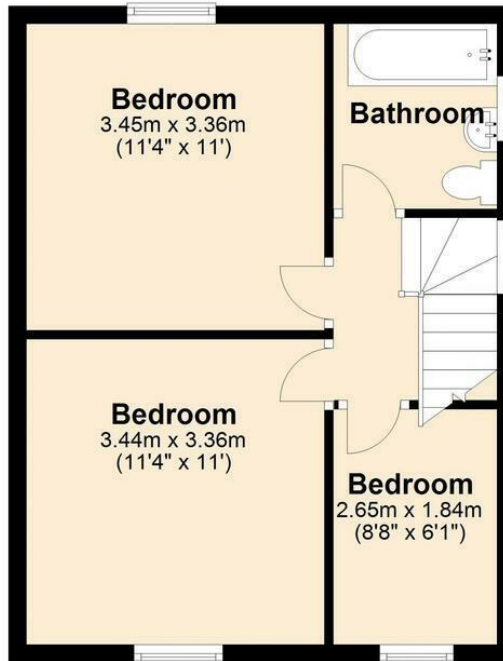
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)

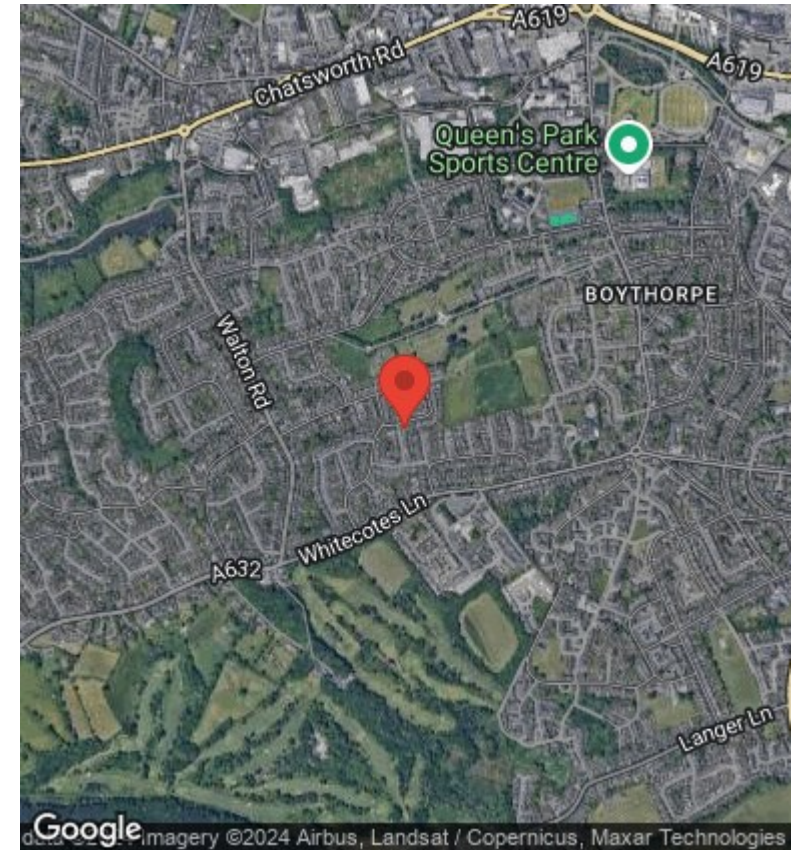


First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 74.2 sq. metres (798.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	