









# welcome to

# **Coniston Road, Chesterfield**

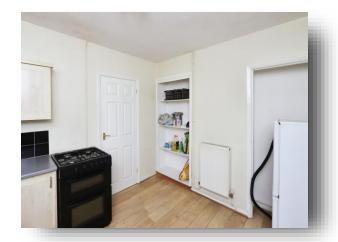
A fantastic opportunity has arisen to purchase this superb three bedroom plus loft, semi-detached family home, boasting a generous rear garden and benefiting from PLANNING APPLICATION APPROVAL CHE/22/00653/FUL

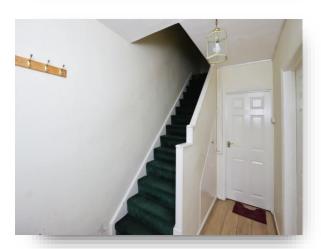












#### **Entrance Hall**

Stairs rise to the first floor with an under stairs storage cupboard and central heating radiator.

### Lounge

19' 4" x 11' 1" plus bay (5.89m x 3.38m plus bay)
A sizeable lounge with a double-glazed bay window and two central heating radiators. Finished with a cast iron effect back and hearth.

#### Kitchen

9' 6" x 10' 4" (2.90m x 3.15m)

Fitted with wall and base units alongside complimentary worktops and splash back tiling found to the walls. Further featuring a stainless-steel sink and space for appliances. Finished with a pantry and central heating radiator.

#### Cloakroom

Fitted with a wc, central heating radiator and doubleglazed window. Finished with a door to the rear garden.

### Utility

6' 5" x 5' (1.96m x 1.52m)

The utility room is fitted with the boiler, space and plumbing for an automatic washing machine and appliances. Finished with a double-glazed window.

### Landing

Offers access to all first-floor accommodation and the loft. Features a central heating radiator.

#### **Bedroom One**

11' 1" x 12' 5" (3.38m x 3.78m)

Bedroom one is fitted with a double-glazed window and central heating radiator.

#### **Bedroom Two**

10' 9" x 11' 8" (3.28m x 3.56m)

Bedroom two is fitted with a double-glazed window and central heating radiator. Finished with a storage cupboard.

### **Bedroom Three**

8' 6" x 8' 1" (2.59m x 2.46m)

Bedroom three is fitted with a double-glazed window and central heating radiator.

#### **Bathroom**

6' 5" x 5' 5" (1.96m x 1.65m)

The bathroom is fitted with a bath with shower over, a wc alongside a pedestal hand wash basin, and a storage cupboard. Finished with a double-glazed window and tiling to the walls.

#### Loft

11' 1" x 13' 5" (3.38m x 4.09m)

Accessed via loft ladder with velux window, ideal for office space.

#### **Outside & Exterior**

Found to the rear of the property is a large, paved patio with steps leading to lawn area.





## welcome to

## **Coniston Road, Chesterfield**

- Three Bedroom Semi Detached Property
- Loft Room Via Loft Ladder
- Council Tax Band B
- Spacious Living Accommodation
- Fitted Kitchen & Utility

Tenure: Freehold EPC Rating: D

Council Tax Band: B

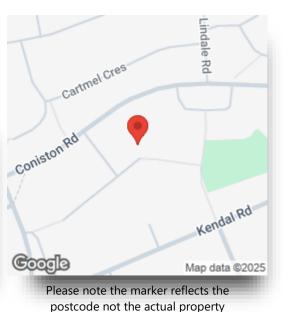
offers in excess of

£200,000









view this property online williamhbrown.co.uk/Property/CSF104253



Property Ref: CSF104253 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.