









# welcome to

# **Walgrove Avenue, Chesterfield**

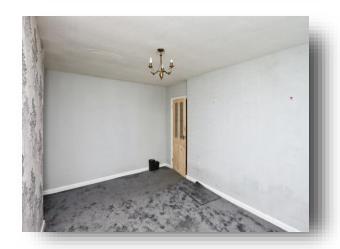
A fantastic opportunity to purchase this superb three bedroom end terrace property, featuring generous gardens and spacious living accommodation. Requiring modernisation, this home is offered with no chain and is ideally suited to property developers, investors, or families alike.













#### **Entrance Hall**

With gas central heating radiator, laminate flooring and stairs to first floor landing.

## Lounge

14' 6" x 12' 1" ( 4.42m x 3.68m )

With two windows and gas central heating radiator.

## **Dining Room**

11' 2" x 10' 2" ( 3.40m x 3.10m )

With two windows and gas central heating radiator.

#### Kitchen

12' 1" x 7' 11" ( 3.68m x 2.41m )

Fitted kitchen featuring a range of wall and base units incorporating work surfaces, inset sink with mixer tap, gas hob, electric oven, space for appliances, window and door to rear garden.

## **First Floor Landing**

With loft access and window.

#### **Master Bedroom**

14' 6" x 12' 1" ( 4.42m x 3.68m )

With two windows, gas central heating radiator and storage cupboard.

#### **Bedroom Two**

11' 1" x 10' 4" ( 3.38m x 3.15m )

With two windows and gas central heating radiator.

## **Bedroom Three**

12' 2" x 7' 10" ( 3.71m x 2.39m )

With window and gas central heating radiator.

### **Bathroom**

Bathroom suite comprises; Bath with shower over, pedestal wash hand basin and gas central heating radiator.

## **Outside & External**

Generous gardens to the front and rear with potential to add a driveway subject to the relevant planning consents.





## welcome to

# Walgrove Avenue, Chesterfield

- Council Tax Band A
- End Terrace Family Home
- Three Bedrooms
- Requires Modernisation
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£140,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/CSF104596



Property Ref: CSF104596 - 0003 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.