



St. Augustines Road, Chesterfield S40 2SF

welcome to

St. Augustines Road, Chesterfield

Found in the popular residential town of Chesterfield is this Three Bedroom Mid Terrace Home For Sale With No Chain. Offering the perfect opportunity for First Time Buyers or Investors alike, this home is finished with accommodation over two floors and is finished with a driveway gardens to the rear



Entrance Hallway

A front facing PVCu double glazed door opens to this entrance hallway. Whilst stairs rise to the first floor accommodation, this hallway is completed with a central heating radiator and new carpets.

Lounge

18' Max x 11' 10" Max Into Chimney (5.49m Max x 3.61m Max Into Chimney)

This well appointed lounge found to the front of the home offers a PVCu double glazed window, whilst rear facing PVCu double glazed French patio doors offers access onto the rear gardens. Completing this lounge is an electric fire with a marble fireplace, new carpets and two central heating radiators.

Kitchen

7' 6" x 15' 7" Max (2.29m x 4.75m Max)

Fitted with a range of wall, base and drawer units with contrasting work surfaces and a sink and drainer with mixer tap. A gas oven can be found to the units, whilst a gas hob with an extractor above is further featured. An integrated fridge freezer is offered, along with an integrated dish washer and space and an automatic washing machine. A large storage cupboard can be found under the stairs, whilst this kitchen is completed with tiling to the floors with under floor heating, a rear facing PVCu double glazed window, splash back tiling and a central heating radiator.

Dining Room

9' 11" x 12' 2" (3.02m x 3.71m)

This dining room is a perfect addition to the home offering a front facing PVCu double glazed window and a central heating radiator. Completing this dining room is wood effect laminate flooring.

Rear Hallway

This hallway found to the rear of the home offers tiling to the floors and a rear facing PVCu double glazed door offering access to the rear gardens.

Cloakroom

This cloakroom offers a low flush w.c, whilst it is completed with a rear facing PVCu double glazed obscure window and a central heating radiator.

Landing

Stairs rise from the entrance hallway to this first floor landing, offering the loft access hatch and new carpets.

Bedroom One

17' 11" narrowing to 13' 00" x 9' 9" (5.46m narrowing to 3.96m x 2.97m)

This master bedroom offers both a front and rear PVCu double glazed window. Whilst fitted wardrobes can be found to one wall, a further built in storage cupboard is offered with the boiler. Completing this bedroom is two central heating radiators and new carpets.

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

This second double bedroom again found to the front of the home offers a PVCu double glazed window and a central heating radiator. Whilst a storage cupboard can be found to this room, offering a further front facing PVCu double glazed window.

Bedroom Three

8' 2" x 9' (2.49m x 2.74m)

Completing the bedrooms and found to the rear of the home is this third bedroom. Offering a PVCu double glazed window and a central heating radiator.

Bathroom

This bathroom offers a two piece suite comprising of a pedestal hand wash basin and a panelled bath with a mains shower over. Whilst this bathroom further features; full wall tiling, a rear facing PVCu double glazed obscure window and tile effect vinyl flooring.

Separate W.C

This separate w.c offers a low flush w.c, a rear facing PVCu double glazed obscure window and tile effect vinyl flooring.

Outside & Exterior

This property found on St. Augustines Road offers a driveway to the front with parking for two vehicles. Whilst a path leads to the front of the property.

The enclosed gardens to the rear of the home open from the rear hallway to a paved patio, perfect for outdoor seating whilst not being overlooked. The gardens extend to a lawn with mature bush borders. The gardens are completed with a shed to the bottom and an outbuilding.



view this property online williamhbrown.co.uk/Property/CSF104039



welcome to

St. Augustines Road, Chesterfield

- OPEN HOUSE SATURDAY 13TH JULY
- Three Bedroom Mid-Terraced Home
- Offered for Sale with No Chain
- Lounge, Kitchen, Dining Room and Cloakroom
- Three First Floor Bedrooms, Bathroom and Separate W.C
- Driveway with parking for two vehicles
- Gardens to the Rear
- Perfect opportunity for First Time Buyers or Investors Alike

Tenure: Freehold EPC Rating: C

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSF104039](https://www.williamhbrown.co.uk/Property/CSF104039)



Property Ref:
CSF104039 - 0006

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.

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.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)