



9 Chantrey Avenue,
Chesterfield, S41 7EE

OFFERS IN THE REGION OF

£150,000

W
WILKINS VARDY

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£150,000

WELL PROPORTIONED FAMILY HOME - POTENTIAL - MODERN SHOWER ROOM - GOOD SIZED PLOT WITH SOUTH FACING GARDEN

This charming semi-detached house offers endless potential! The property boasts a spacious reception room, two generously sized double bedrooms and a modern shower room with ample space for a growing family, downsizers, or savvy investors looking to expand their portfolio.

One of the standout features of this property is the large plot it sits on, complete with a south-facing garden. Imagine basking in the sun and enjoying outdoor gatherings in your own private oasis. Additionally, the property offers the flexibility to create plenty of parking to the front, ensuring convenience for you and your visitors.

Whether you're envisioning a cosy family home or a lucrative investment opportunity, this house on Chantrey Avenue has something to offer everyone.

- Well Proportioned Semi Detached House With Huge Potential
- Dual Aspect Kitchen/Diner & Separate Utility Room
- Modern Fully Tiled Shower Room
- NO UPWARD CHAIN
- EPC Rating: C
- Spacious Living Room
- Two Good Sized Double Bedrooms
- Generous Enclosed South Facing Rear Garden
- Large Block Paved Frontage providing Potential Off Street Parking

General

Gas central heating (Glow Worm Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 65.5 sq.m./705 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'1 x 12'2 (4.29m x 3.71m)

A good sized rear facing reception room having a feature fireplace.

Kitchen/Diner

11'5 x 8'8 (3.48m x 2.64m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset 1½ single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.

A door gives access to a built-in under stair store.

Vinyl flooring.

Utility Room

8'9 x 5'8 (2.67m x 1.73m)

Fitted with a range of wall, drawer and base units with work surfaces over.

Vinyl flooring.

A uPVC door gives access onto the rear garden.

On the First Floor

Landing

Bedroom One

14'1 x 10'8 (4.29m x 3.25m)

A spacious rear facing double bedroom, having a door giving access to a walk-in store.

Bedroom Two

11'1 x 10'3 (3.38m x 3.12m)

A good sized rear facing double bedroom having a built-in airing cupboard housing the gas boiler.

Shower Room

Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle

with an electric shower, pedestal wash hand basin and a low flush WC.

Loft access hatch.

Tiled floor.

Outside

There is a large block paved frontage - Consent will be needed from the Local Authority to drop the kerb so that you could use the frontage for off street parking.

To the rear of the property there is an enclosed south facing rear garden which comprises of a block paved seating area and a paved patio, together with a lawn with central path. There is also an attached brick built outbuilding.



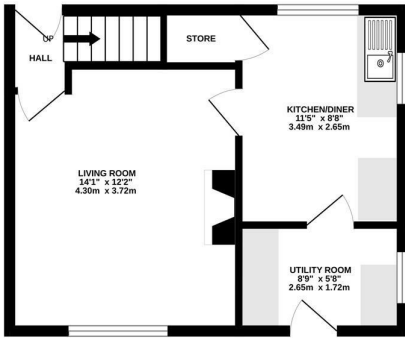
sprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

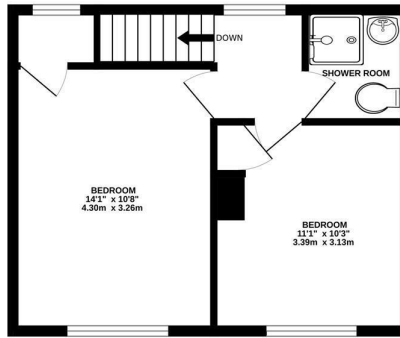
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

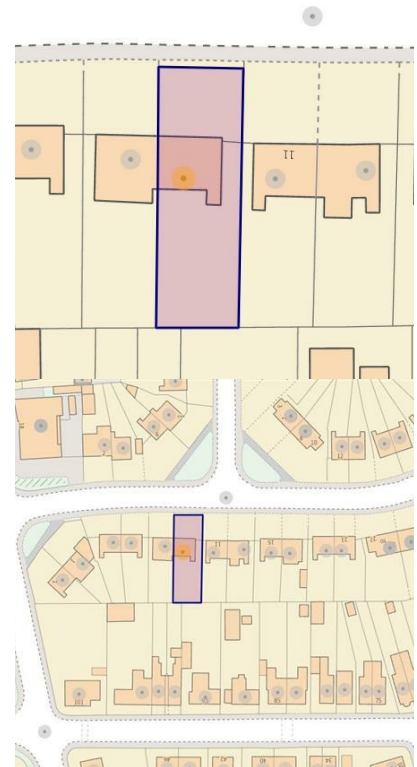
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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wilkins-varDY.co.uk