



58 Hucknall Avenue,
Ashgate, S40 4BZ

OFFERS AROUND

£270,000

W
WILKINS VARDY

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BAY FRONTED SEMI - RE-FITTED KITCHEN & BATHROOM - DETACHED GARAGE

Welcome to this charming semi-detached house located on Hucknall Avenue in the delightful area of Ashgate, Chesterfield. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features a well maintained bathroom, together with three bedrooms, providing plenty of space for the whole family to unwind and make themselves at home. One of the standout features of this lovely home is the parking space available for up to three vehicles, providing ample room for both residents and guests.

Situated in a popular neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The surrounding area of Ashgate is known for its friendly community, making it an ideal location for those seeking a peaceful and welcoming environment to call home.

- Superb Refurbished Bay Fronted Family Home
- Open Plan Living/Dining Room with French doors opening onto the Rear Patio
- Modern Fitted Kitchen with Integrated Appliances
- Cloaks/WC
- Three Bedrooms, two having Fitted Wardrobes
- Re-Fitted Bathroom
- Attractive Rear Garden
- Popular Location
- Detached Garage & Ample Off Street Parking
- EPC Rating: TBC

General

Gas central heating (Ideal Logic Boiler)
uPVC sealed unit double glazed windows and doors
New light fittings (available to purchase subject to separate negotiation)
New internal oak doors
New floor coverings throughout
Gross internal floor area - 67.1 sq.m./722 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with vinyl flooring and having a staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with vinyl flooring and having a 2-piece white suite comprising of a low flush WC and wash hand basin.
Extractor fan and downlighter.

Open Plan Dining Room/Living Room

Dining Room

11'5 x 9'5 (3.48m x 2.87m)

A generous rear facing reception room having uPVC double glazed French doors overlooking and opening onto the rear garden.
Openings from here lead through into the kitchen and the living room.

Living Room

11'9 x 11'5 (3.58m x 3.48m)

A generous bay fronted reception room having a white wall mounted electric fire suite with LED lights.

Re-Fitted Kitchen

10'3 x 6'10 (3.12m x 2.08m)

Fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with glass splashback and extractor canopy over.
The freestanding dishwasher and washing machine are included in the sale.
Cupboard housing the Ideal Logic boiler.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

A generous bay fronted double bedroom with fitted wardrobes.

Bedroom Two

11'5 x 8'11 (3.48m x 2.72m)

A good sized rear facing double bedroom with fitted wardrobes.

Bedroom Three

6'2 x 5'11 (1.88m x 1.80m)

A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a 'P' shaped panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with vanity unit below and a concealed cistern WC.
Vinyl flooring, extractor fan and downlighting.

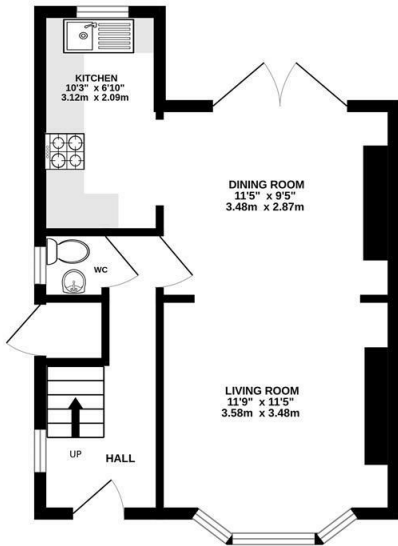
Outside

Having a printed concrete drive providing ample off street parking and leading to a detached single garage.

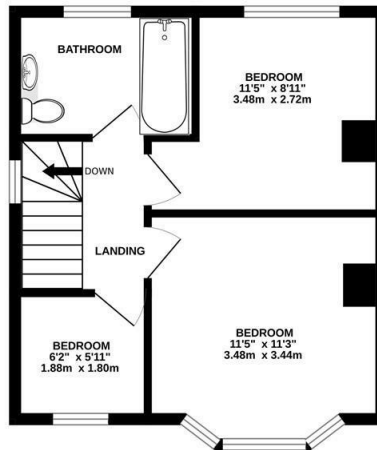
To the rear of the property there is a printed concrete patio with a couple of steps down to a lawned garden with raised borders.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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RICS

Relocation agent network

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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.

The vendor of the property is an employee of Wilkins Vardy.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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 Consultants.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	



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