

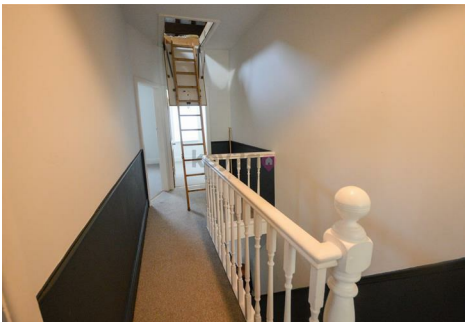
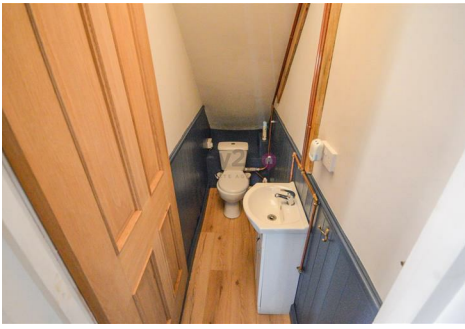
Marketing Preview



122 Old Hall Road, Chesterfield, S40 1HG

£320,000

Bedrooms 4, Bathrooms 1, Reception Rooms 2



NOT TO BE MISSED! NO CHAIN! A fantastic opportunity to purchase this gorgeous four bedroom semi-detached property in a highly sought after area. Many original features, full of character with new laminate and carpet flooring. Spacious throughout with potential to extend into the attic. A good sized garden leading to a detached garage with dropped kerb access. Motorway and rail links are within short travelling distances whilst also being in close proximity to the Peak District National Park. Perfect family home!

SUMMARY

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HALLWAY

Enter, from the outer enclosed porch, through the front door, into a welcoming hallway with chequerboard tiled flooring and stair rise to the first floor. Radiator, ceiling light and rose. Door to the dining room.

DINING ROOM 13'5" x 12'7"

A bright and spacious reception room with laminate flooring and a feature chimney breast adorned with a wooden sleeper plinth. Double ceiling light with rose, radiator and window to the rear. Open to the split level lounge and a door to the kitchen.

LOUNGE 11'9" x 12'11"

Raised access from the dining room, laminate flooring and a multi-fuel burner located on a black slate hearth. Walk-in bay window to the front and a ceiling light with rose. TV point linked to a new aerial and cabling.

KITCHEN 9'3" x 18'2"

A spacious kitchen fitted with plentiful wall and base units, wood effect worktops, a ceramic sink with a drainer and mixer tap. Double oven, 5 ring gas hob, with a stainless steel splashback and extractor canopy. Integrated dishwasher and tumble dryer. Under counter space for a washing machine and space for an American style fridge/freezer. Ceiling light, spotlighting and window. Baxi Combi boiler. Door to the understairs cloakroom and WC. uPVC side door and double patio doors providing access to outside decking and garden.

DOWNSTAIRS CLOAKROOM 2'10" x 8'0"

Comprising coat storage area, a WC and wash hand basin. Ceiling lights and laminate flooring.

STAIRS/LANDING

A newly carpeted stair rise to the first floor landing with two ceiling lights. Doors to the four bedrooms and bathroom.

LARGE ATTIC 23'6" x 16'0"

A fully floor insulated and part boarded loft, with two velux style windows, lighting and power points. Easily accessed via a retractable loft ladder descending to the landing corridor. Lots of storage space and exciting potential to create a substantial conversion.

BATHROOM 6'8" x 9'7"

A fully renovated and extended modern bathroom having a spacious walk-in shower with both waterfall and handheld shower fittings. Full length bath with a mixer shower tap. Pedestal sink and close coupled WC, dimmer spotlights, ladder style radiator / towel warmer, wall mounted vanity cupboard and recessed shelved storage space. Part tiled walls and vinyl flooring.

BEDROOM ONE 11'11" x 11'3"

A bright double bedroom with a feature original brick chimney breast housing an electric fire. New carpet and TV aerial connection, dimmer ceiling light, radiator and window to the front.

BEDROOM TWO 10'7" x 10'7"

A second double bedroom with fitted wardrobes, new carpet and TV aerial connection. Dimmer controlled spotlights, radiator and window overlooking the garden.

BEDROOM THREE 9'8" x 8'2"

A generous sized single bedroom with new laminate flooring. Dimmer controlled ceiling light, radiator and window overlooking the garden.

BEDROOM FOUR 4'4" x 9'10"

A fourth small bedroom/office with new carpet flooring. Ceiling light, radiator and window to the front.

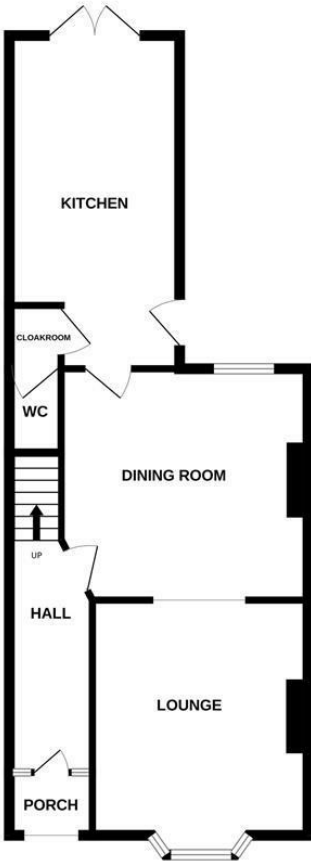
OUTSIDE

Having a front enclosure surrounded by a high hedge for privacy. The side path leads to the rear of the property garden which includes a storage shed, patio, decking with lighting, electric points and log storage. The lawn extends to the garage which can also be accessed from the adjoining side road.

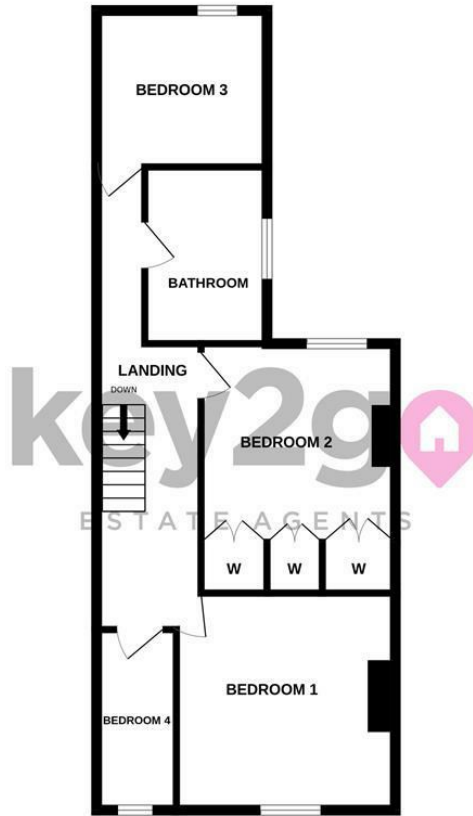
PROPERTY DETAILS

- FREEHOLD, NO CHAIN
- FULLY uPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

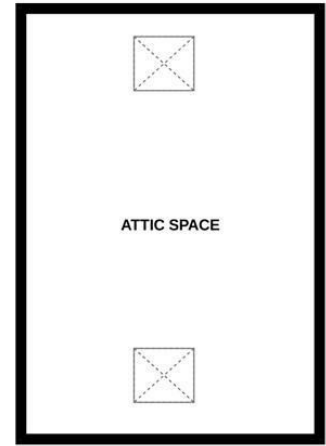
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

